



# ROOFTOP CINEMA CLUB

1212 Lincoln Road, Miami Beach, Florida 33139

## PLANNING BOARD

FINAL SUBMISSION

SEPTEMBER 21, 2020



2012

PROJECT NUMBER

PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

COVER SHEET

JENNIFER MCCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. © 2020

SCALE:

CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER

### Scope of Work

- NEW ROOFTOP CINEMA USE AT EXISTING PARKING DECK

A0.00

PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

**RENDERINGS**



JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE:  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER

VIEW FACING WEST



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

RENDERINGS



JENNIFER MCCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. © 2020

SCALE:  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER

VIEW FACING NORTHEAST

Jurisdiction	City of Miami Beach
Contact	
Address	1212 Lincoln Road Miami Beach FL 33139

ZONING DATA SUMMARY			
SITE AREA:	1.62 ACRES		
	70,666 SF		
ZONING DESIGNATION:	CD2 COMMERCIAL MEDIUM INTENSITY		
142-306 DEVELOPMENT REGULATIONS			
REGULATIONS	REQUIREMENT		PROPOSED
MAXIMUM FAR	2.0 (MIXED USE)		2.0
MAXIMUM BUILDABLE AREA (FAR)	2.0 X 70,666 = 141,332 SF MAX		60,426 SF (55,788 NEW + 4,638 EXISTING)
	141,215 SF APPROVED AS PER DRB		- REMAINING ALLOWABLE FAR (80,789 SF)
MINIMUM LOT AREA	7,000 SF		70,666 SF
MINIMUM LOT WIDTH	50 FT		471'-9"
MAXIMUM BUILDING HEIGHT	60 FT		60 FT

142-307 SETBACK REGULATIONS (CD2 applicable to COMMERCIAL MED. INTENSITY)			
REGULATION (PEDESTAL & TOWER)	REQUIREMENT		PROPOSED
FRONT	0 FT		VARIES; 0 FT TO 14'-5"
SIDE, INTERIOR	NA		NA
SIDE, FACING STREET	0 FT; 10 FT IF ABUTTING RESIDENTIAL		VARIES; 0 TO 58'-9" ON SOUTH, 0 TO 4'-9" ON NORTH.
REAR	5 FT		10 FT AT GRADE AND 2ND FLOOR, 0 ALL LEVELS ABOVE. (VARIANCE GRANTED)

OFF STREET PARKING REQUIREMENTS PARKING DISTRICT No. 6			
USE	AREA / #OF UNITS	REQUIREMENT	PROPOSED
HOTEL	100 GUESTROOMS	1 SPACE PER 2 UNITS = 50 SPACES	
RETAIL PHASE 1	35,410SF	1 SPACE PER 300SF = 118 SPACES	
RETAIL PHASE 2	16,087SF	1 SPACE PER 300SF = 54 SPACES	
ROOFTOP CINEMA	179 SEATS	1 SPACE / 4 SEATS = 45 SPACES	
TOTAL		267 SPACES REQUIRED	372 - 35 SPACES REMOVED (337) 337 SPACES REQUIRED

130-33(7) SHORT TERM AND LONG TERM BICYCLE PARKING			
BICYCLE FOR RETAIL		10 SHORT TERM ( 1 PER 10,000 SF OF RETAIL) + 10 LONG TERM	13 SHORT TERM / 10 LONG TERM (SEE LONG TERM BIKE STORAGE ON 1ST FL.)

130-101 OFF STREET LOADING			
REGULATIONS	REQUIREMENT		PROPOSED
RETAIL	5 SPACES (4 SPACES FOR 60,000 SF + 1 SPACE FOR THE NEXT 50,000 SF)		6

PARKING SPACES	
LEVEL COUNT	
LEVEL 03	99
LEVEL 04	101
LEVEL 05	102
LEVEL 06	66

## INDEX OF DRAWINGS

A0.00	COVER SHEET
1	RENDERINGS
2	RENDERINGS
A0.01	INDEX AND DATA
A0.02	AERIALS
A0.03	AXONOMETRIC VIEWS OF SITE
A0.04	LOCATION PLAN
A0.05	SITE PHOTOS
A0.06	SITE PHOTOS
A0.07	SITE PHOTOS
A0.08	SITE PHOTOS
A0.09	SITE PHOTOS
A0.10	SITE PHOTOS
A0.20	3D VIEWS
A0.21	3D VIEWS
A1.06	EXISTING ROOF FLOOR PLAN & DEMO
A1.06B	EXISTING ROOF OVERALL FLOOR PLAN & DEMO
A2.00	SITE PLAN
A2.06	FLOOR PLAN ROOF - PROPOSED
A2.06B	PROPOSED ROOF OVERALL FLOOR PLAN
A2.07	OCCUPANCY LOAD LEVEL 6
A3.00	ELEVATIONS - FOOD SERVICE MODULAR STRUCTURE
A3.01	ELEVATIONS - BAR SERVICE MODULAR STRUCTURE
A3.02	ELEVATIONS - TICKET BOOTH MODULAR STRUCTURE
A3.03	ELEVATIONS - STORAGE UNIT MODULAR STRUCTURE AND PROJECTOR BOOTH
A3.04	ELEVATIONS - SCREEN AND STORAGE
A3.06	OVERALL ELEVATIONS
A3.07	OVERALL ELEVATIONS
A4.01	SECTIONS
A4.02	SECTIONS
A5.00	FAR DIAGRAMS



7500 NE 4th Court  
Studio 103  
Miami, FL 33138

2012

PROJECT NUMBER

PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

**INDEX AND  
DATA**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE:

CHECK: JMcG

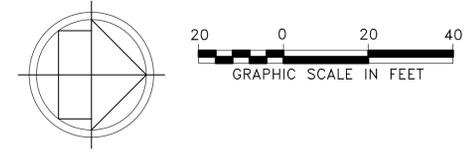
DATE: 09/21/2020

SHEET NUMBER

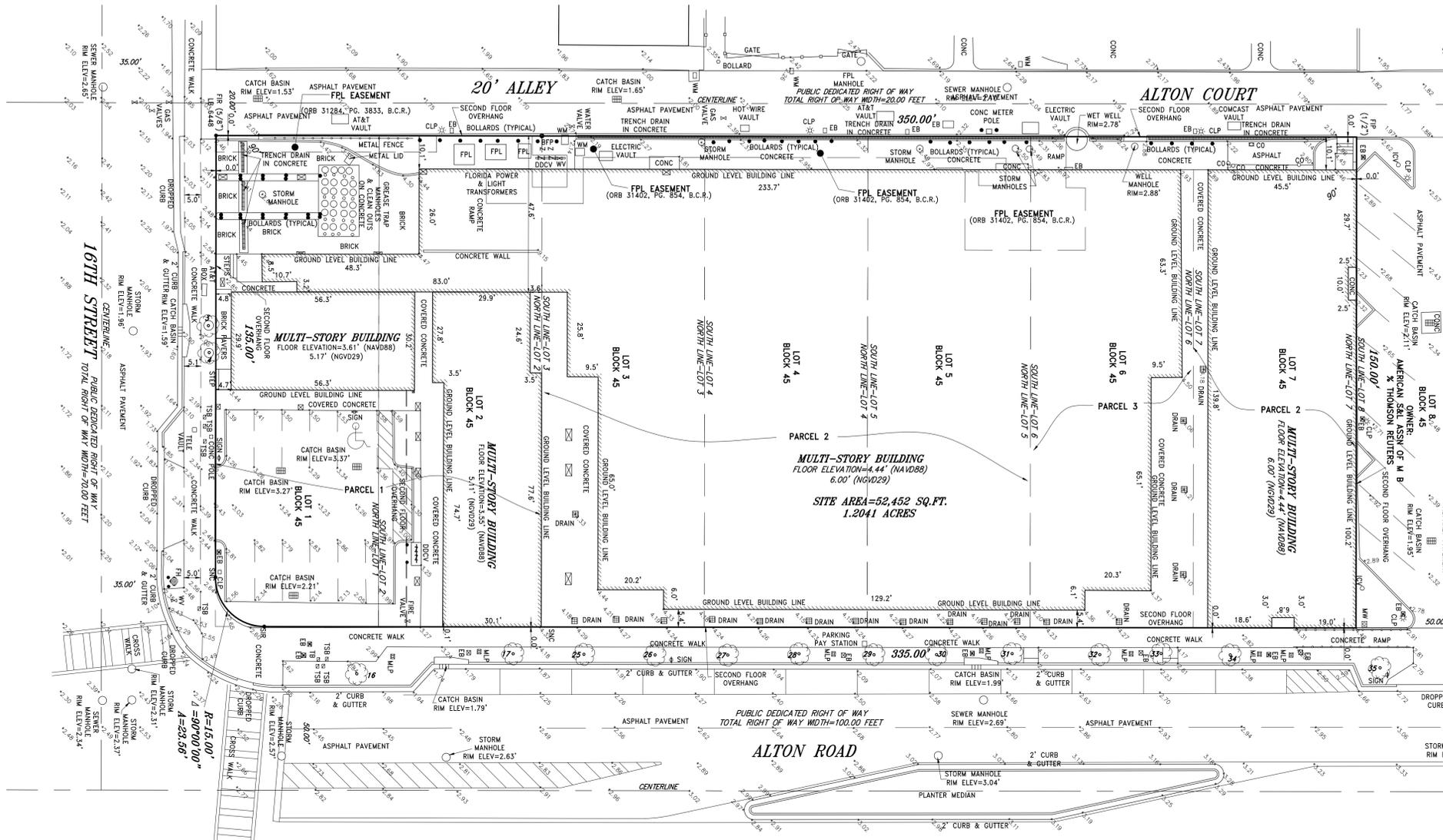
**A0.01**

# ALTA/NSPS LAND TITLE SURVEY

1600 ALTON ROAD  
MIAMI BEACH, FL 33139  
1614 ALTON ROAD  
MIAMI BEACH, FL 33139  
1616 ALTON ROAD  
MIAMI BEACH, FL 33139  
1620 ALTON ROAD  
MIAMI BEACH, FL 33139  
1624 ALTON ROAD  
MIAMI BEACH, FL 33139



- LEGEND:**
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - CBS CONCRETE BLOCK STRUCTURE
  - A/C AIR CONDITIONER
  - WM WATER METER
  - WV WATER VALVE
  - CO CLEAN OUT
  - TSB TRAFFIC SIGNAL BOX
  - SQ.FT SQUARE FEET
  - TSP TRAFFIC SIGNAL POLE
  - PM PARKING METER
  - MLP METAL LIGHT POLE
  - EB ELECTRIC BOX
  - 5.40 ELEVATIONS
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - TC TRASH CAN
  - FDC FIRE DEPARTMENT CONNECTION
  - MW MONITORING WELL
  - CP CONCRETE POLE
  - FPL FLORIDA POWER & LIGHT
  - CPP CONCRETE POWER POLE
  - CLP CONCRETE LIGHT POLE
  - BR BIKE RACK
  - ICV IRRIGATION CONTROL VALVE
  - R RADIUS
  - A ARC DISTANCE
  - △ CENTRAL ANGLE
  - HANDICAP PARKING SPACE



TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	INCHES		FEET	FEET		
1	REMOVED						
2	REMOVED						
3	PALM	6	1	25	12		
4	PALM	6	1	16	10		
5	REMOVED						
6	REMOVED						
7	REMOVED						
8	REMOVED						
9	REMOVED						
10	REMOVED						
11	REMOVED						
12	REMOVED						
13	REMOVED						
14	REMOVED						
15	REMOVED						
16	PALM	6	1	24	12		
17	OAK	6	1	17	13		
18	REMOVED						
19	REMOVED						
20	REMOVED						
21	REMOVED						
22	REMOVED						
23	REMOVED						
24	REMOVED						
25	OAK	6	1				
26	OAK		1				
27	OAK		1				
28	OAK		1	18	7		
29	OAK		1	18	7		
30	OAK		1	18	7		
31	OAK		1	18	7		
32	OAK		1	18	7		
33	OAK		1	18	7		
34	OAK		4	8	12		
35	OAK		5	18	7		
36	BLACK OLIVE	14	1	27	30		
37	PALM		2	20	20		
38	PALM		2	17	18		
39	PALM		2	17	18		
40	PALM	12	1	20	15		
41	PALM	22	1	34	18		
42	PALM	10	1	22	12		

TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	INCHES		FEET	FEET		
43	PALM	6	1	18	12		
44	PALM	17	1				
45	PALM	21	1				
46	PALM	22	1				
47	PALM	22	1				
48	PALM	20	1				
49	PALM	18	1				
50							
51							

**LAND DESCRIPTION:**

**PARCEL 1:**  
LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL 2:**  
LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL 3:**  
LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	10/18/18	SKETCH	AM	REC
REVISED PER COMMENTS	12/17/18	----	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT	12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/10/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/29/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE	02/07/19	----	JD	REC

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
CRESCENT HEIGHTS

MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ADJUSTED ELEVATIONS	02/19/19	SKETCH	AM	REC
CONVERTED ELEVATIONS FROM NAVD29 TO NGVD88	02/27/19	----	AM	REC
REVISED CERTIFICATION	05/22/19	----	REC	REC
REVISED PER NEW TITLE COMMITMENT	05/28/19	----	AM	REC
FINAL SURVEY	05/20/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC

PROJECT NUMBER : 8101-16

SCALE : 1" = 20'

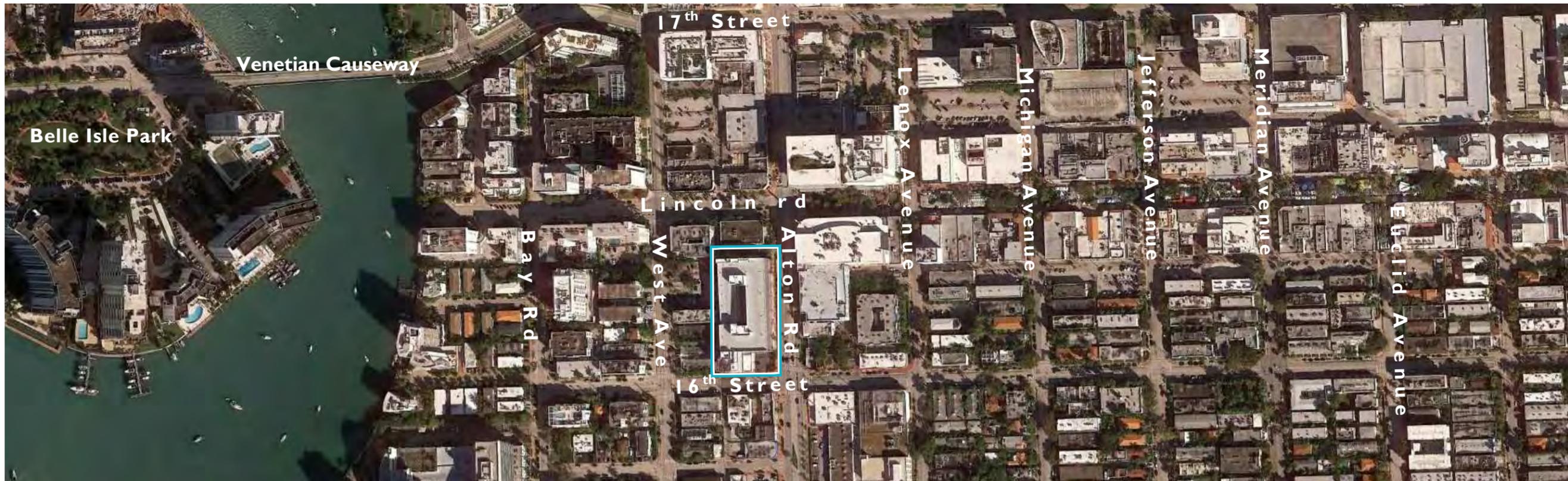
SHEET 2 OF 2 SHEETS



STATE AERIAL 



AERIAL OF 1/2 MILE RADIUS 



AERIAL PLAN 



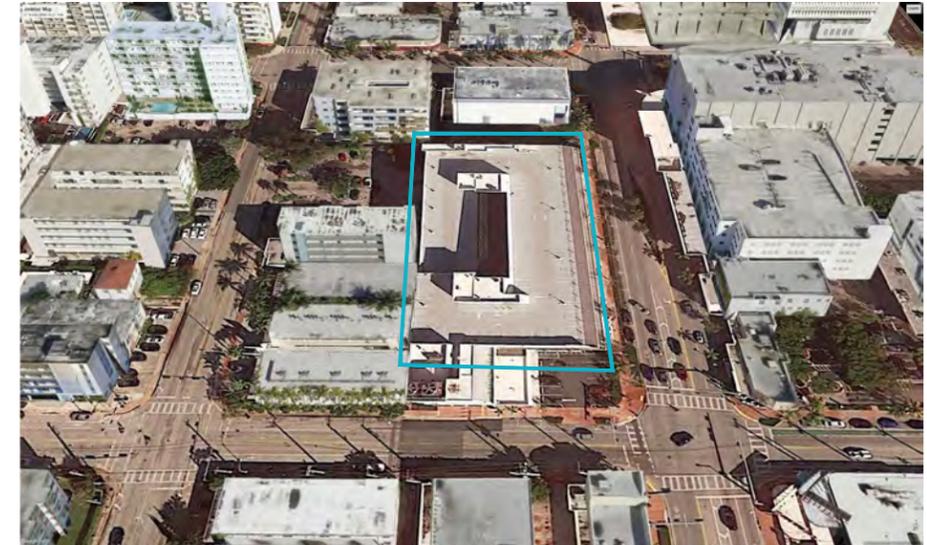


**ROOFTOP  
CINEMA**

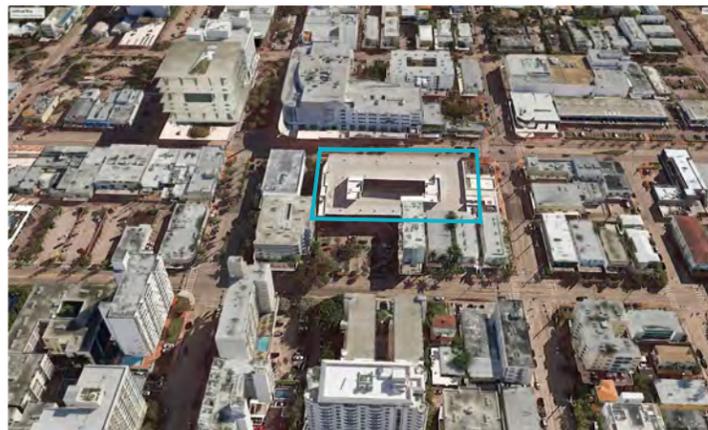
**AXONOMETRIC  
VIEWS OF SITE**



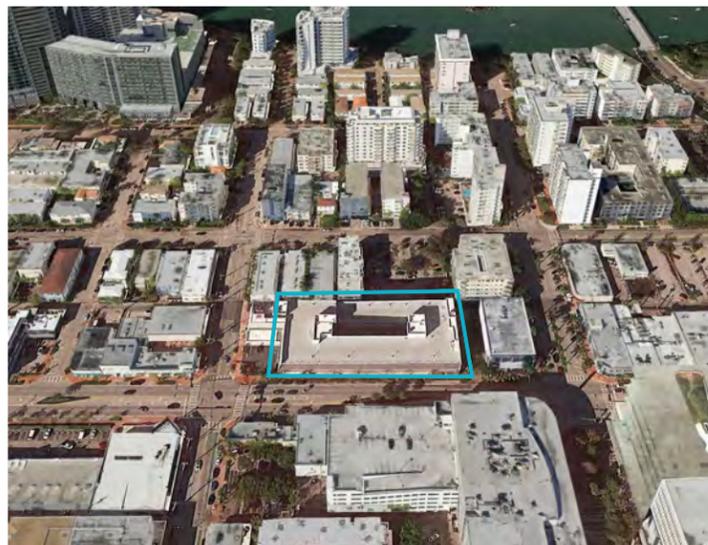
SITE AERIAL - NORTH



SITE AERIAL - SOUTH



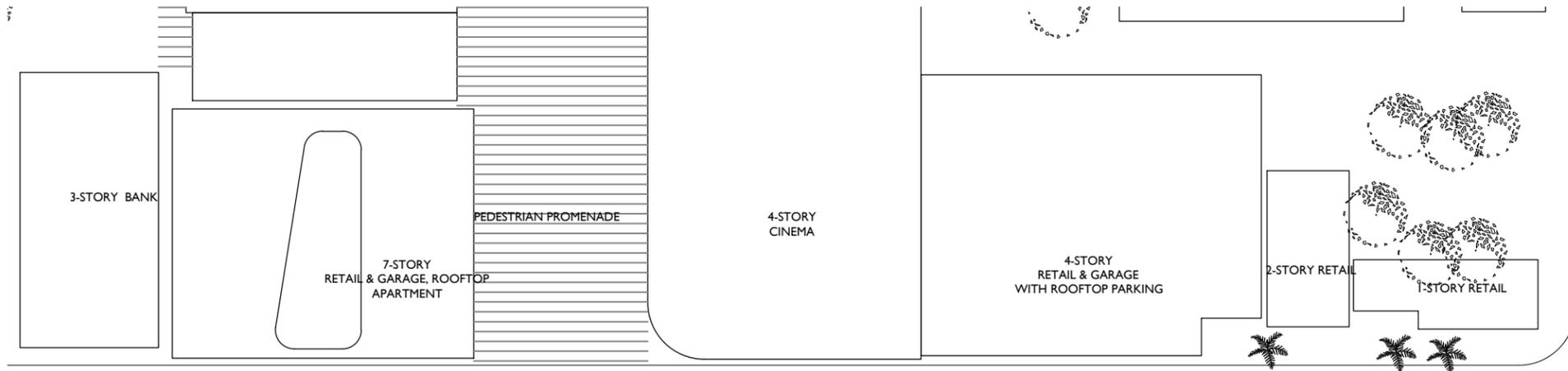
SITE AERIAL - WEST



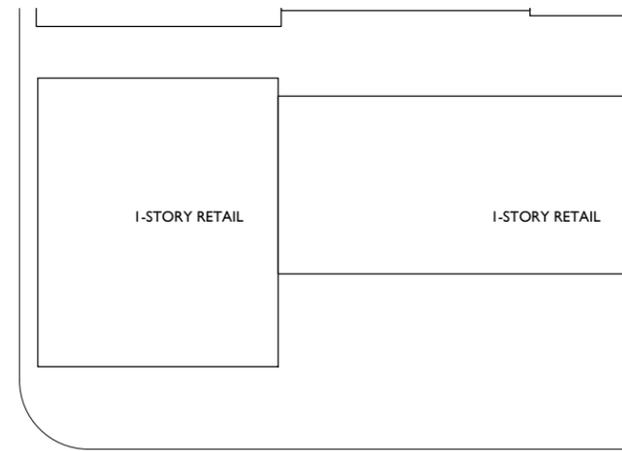
SITE AERIAL - EAST



SITE AERIAL



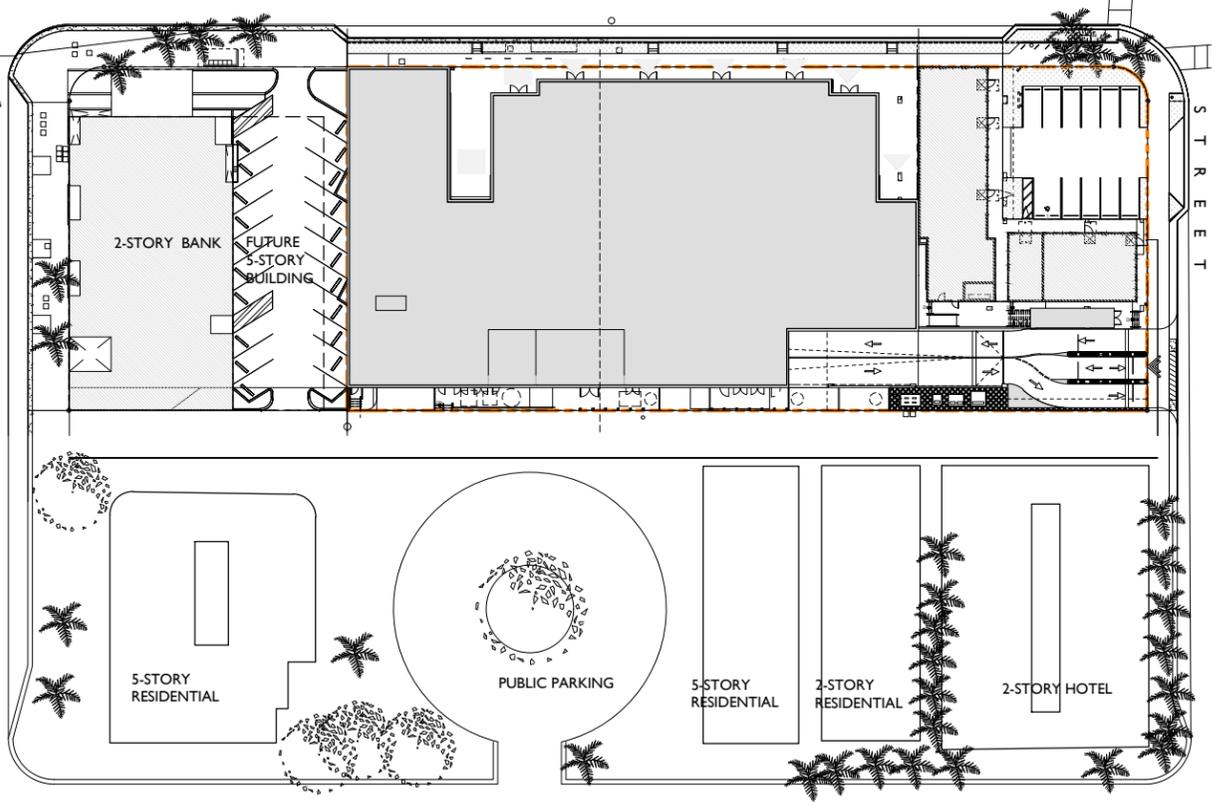
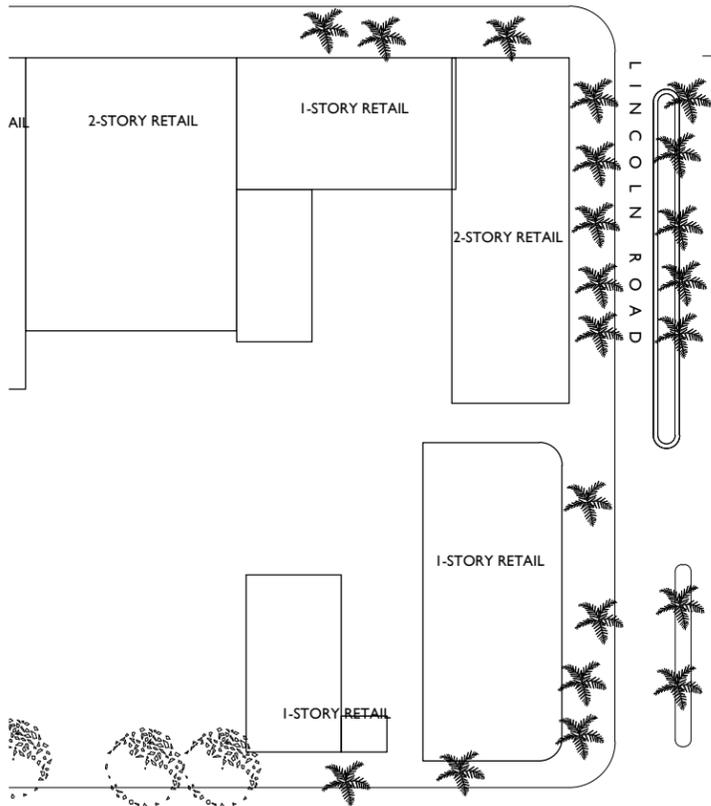
1 6 T H S T R E E T



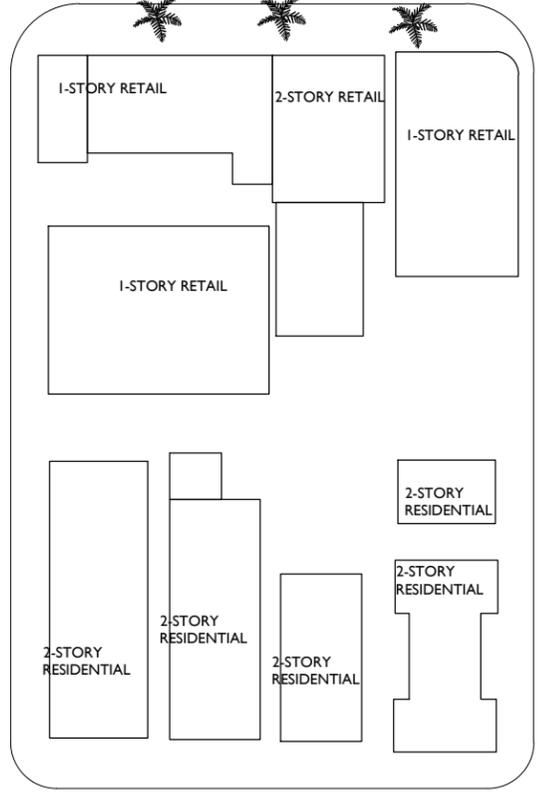
A L T O N R O A D

A L T O N R O A D

A L T O N R O A D



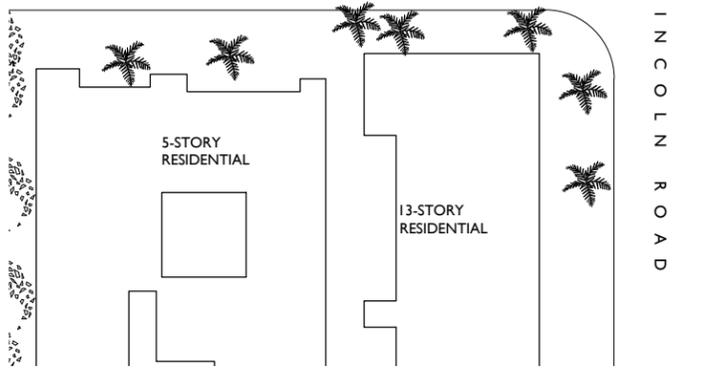
1 6 T H S T R E E T



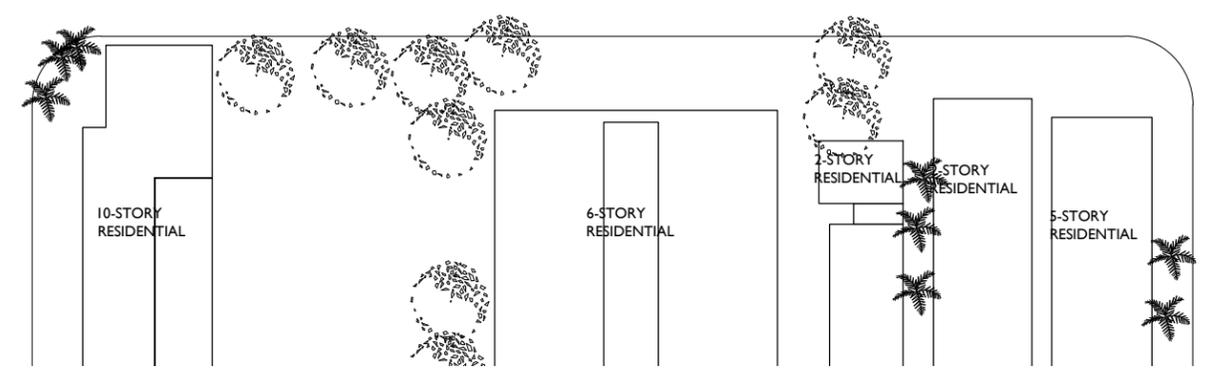
1 5 T H T E R R A C E

W E S T A V E N U E

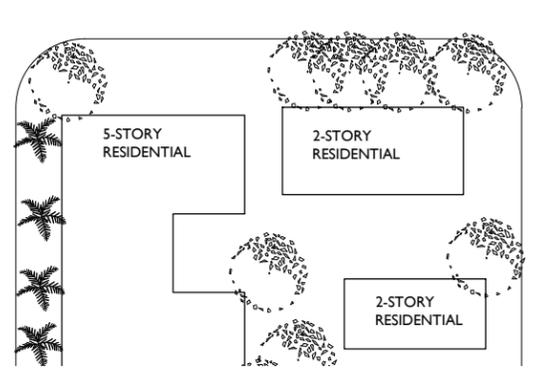
W E S T A V E N U E

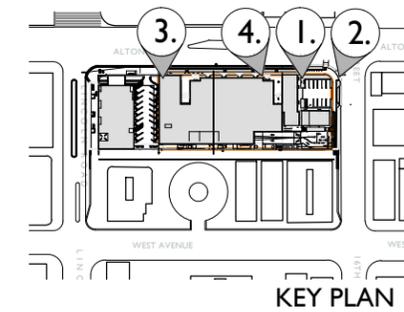


L I N C O L N R O A D



1 6 T H S T R E E T





STUDIO  
**McG**  
ARCHITECTURE

7500 NE 4th Court  
Studio 103  
Miami, FL 33138

2012  
PROJECT NUMBER

PROJECT:  
**ROOFTOP  
CINEMA CLUB**

**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:



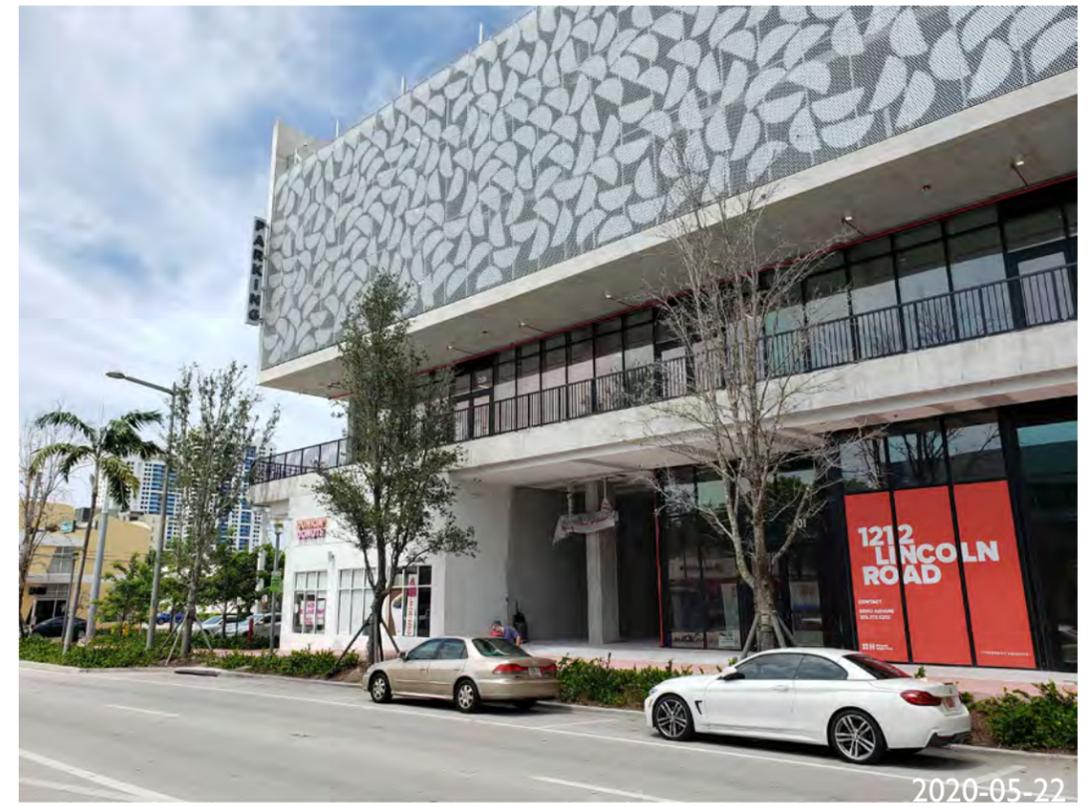
1. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



3. 1212 LINCOLN ROAD BUILDING - NORTHEAST PORTION



4. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION

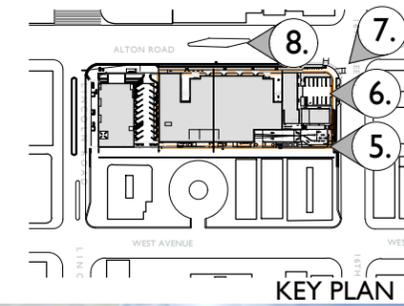
SITE PHOTOS

JENNIFER McCONNERY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE: 3/32" = 1'-0"  
CHECK: JMcG  
DATE: 09/21/2020

SHEET NUMBER

**A0.05**



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

SITE PHOTOS



5. 1212 LINCOLN ROAD BUILDING - SOUTH PORTION



6. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE



7. 1212 LINCOLN ROAD BUILDING - SOUTHEAST

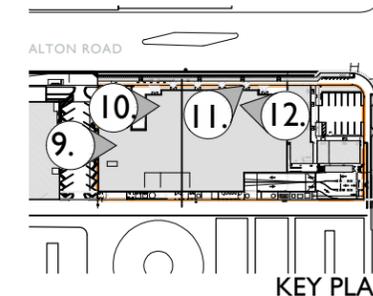


8. 1212 LINCOLN ROAD BUILDING - EAST FACADE

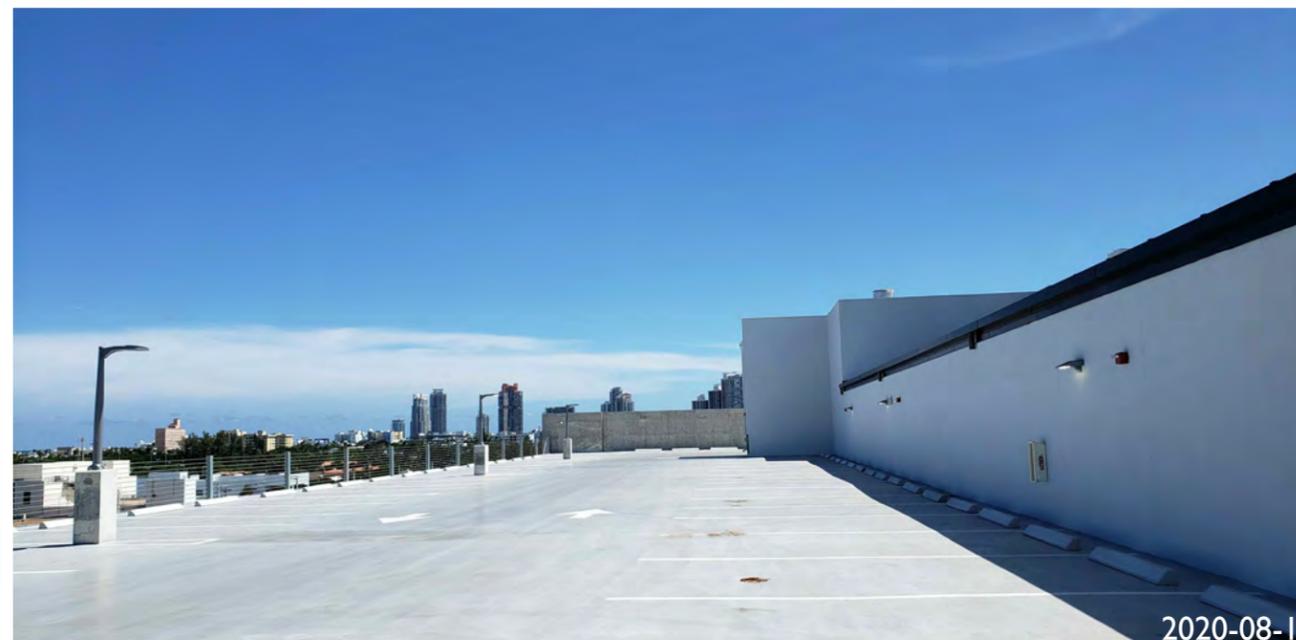
JENNIFER McCONNERY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. © 2020

SCALE: 3/32" = 1'-0"  
CHECK: JMcG  
DATE: 09/21/2020

SHEET NUMBER



2020-08-17  
9. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTH



2020-08-17  
10. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTH



2020-08-17  
11. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



2020-08-17  
12. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE: 3/32"=1'-0"

CHECK: JMcG

DATE: 09/21/2020

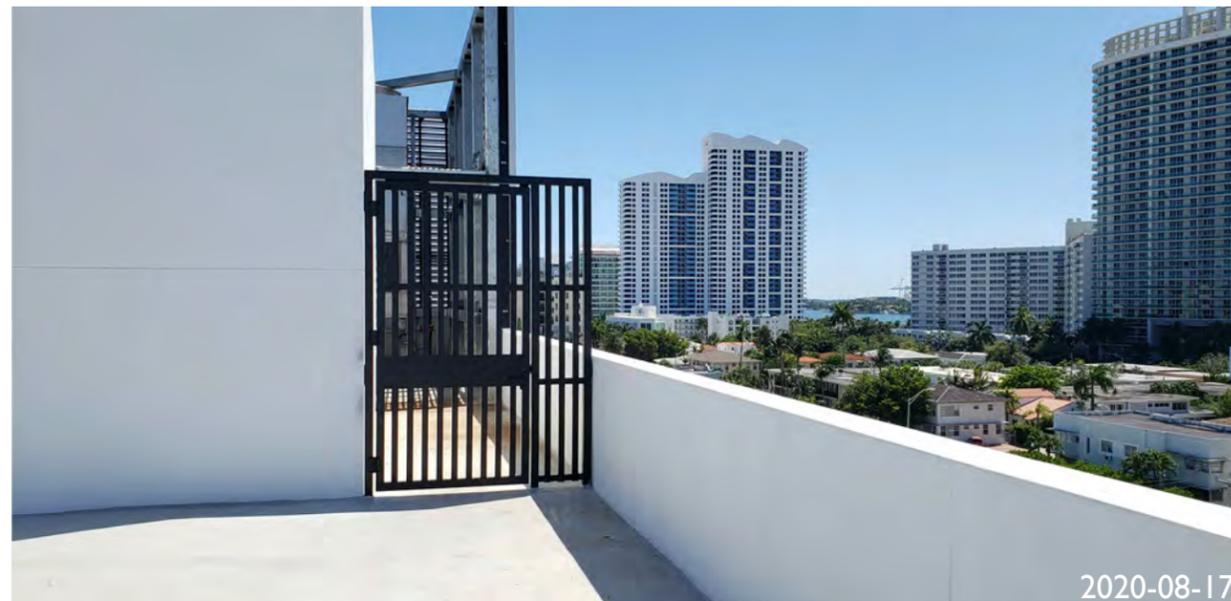
SHEET NUMBER



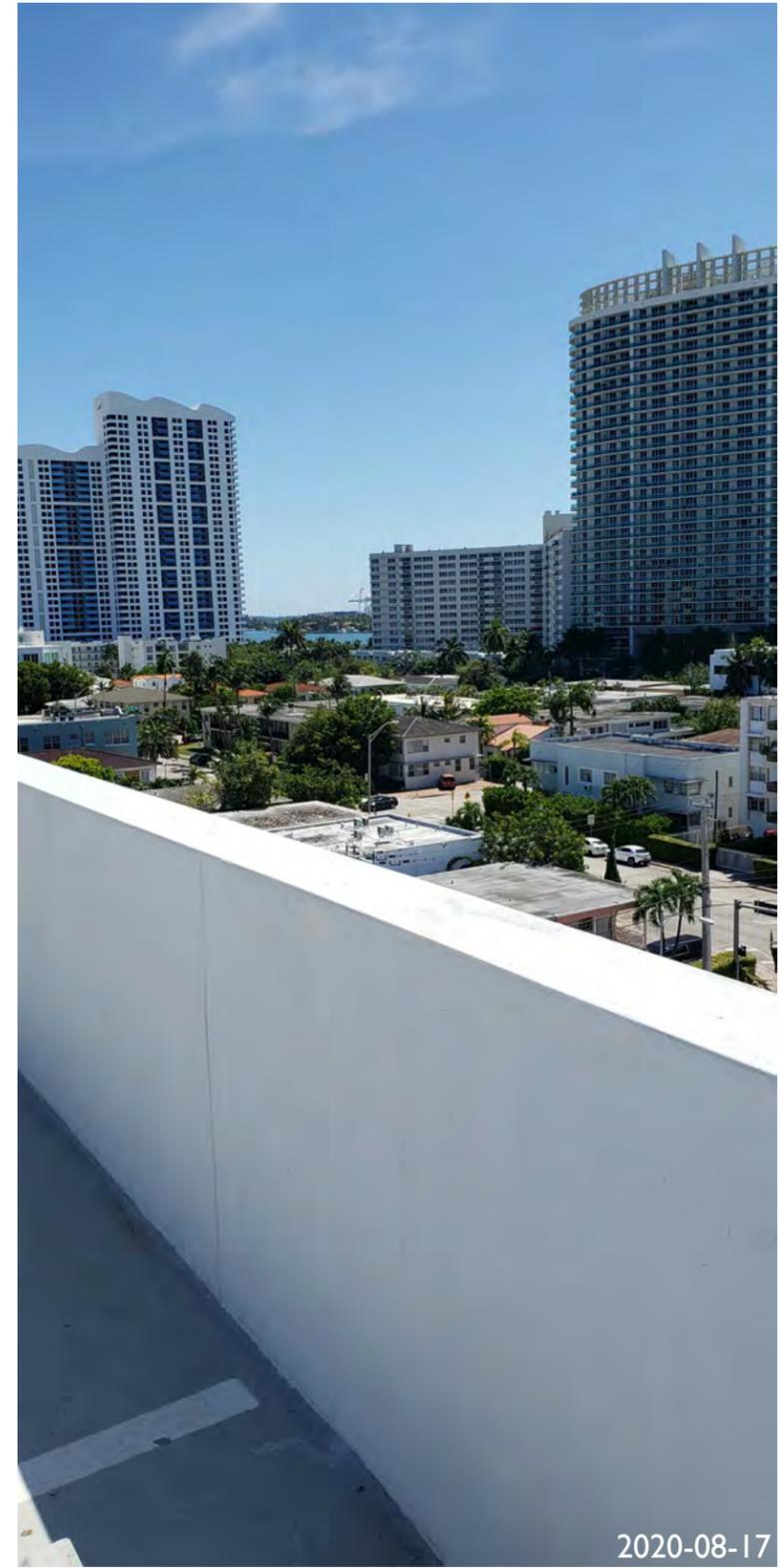
13. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



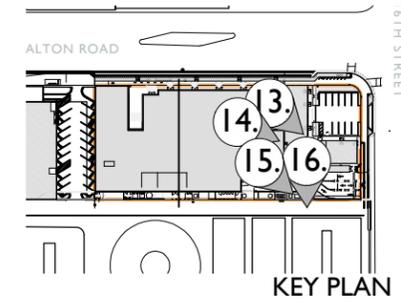
14. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTHWEST

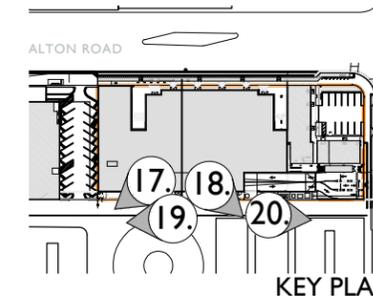


15. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



16. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST





PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS

JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE: 3/32"=1'-0"  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER



17. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHWEST



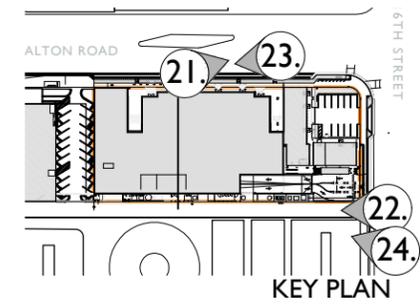
18. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



19. ALTON CT FACING SOUTH



20. ALTON CT FACING NORTH



PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS



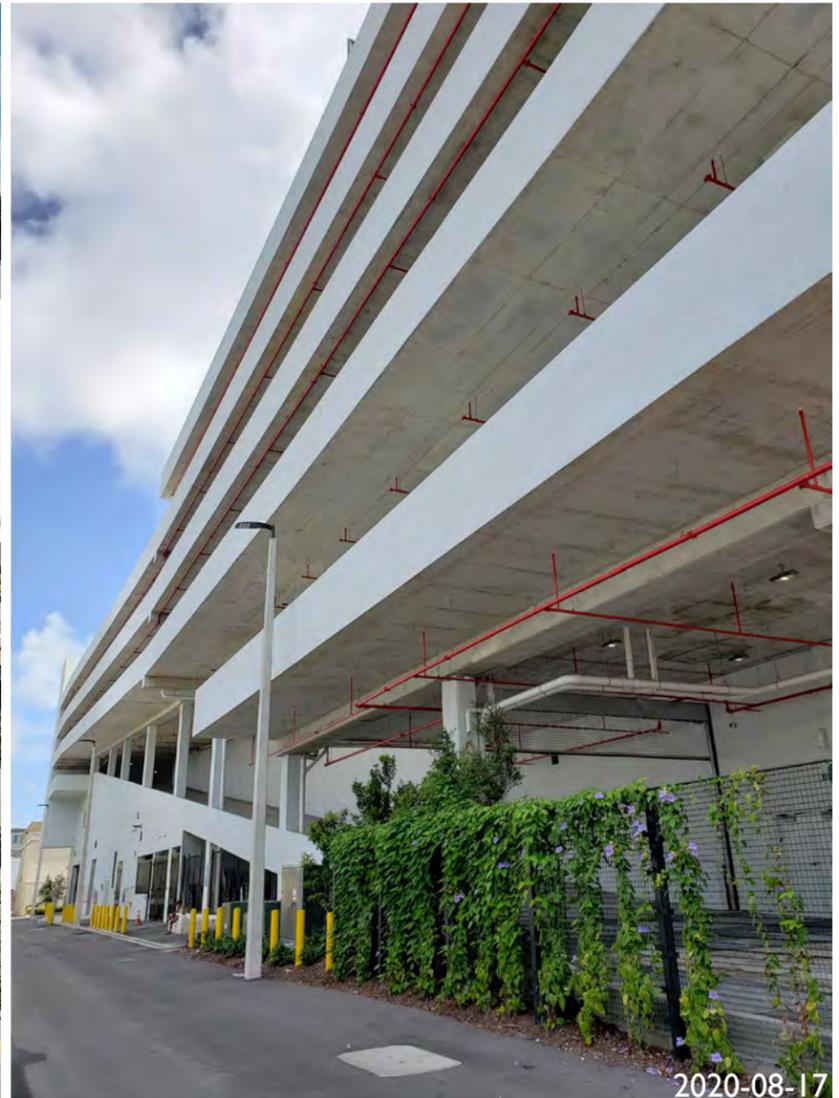
2020-08-17  
21. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



2020-08-17  
22. 16TH STREET ALTON CT FACING NORTH



2020-08-17  
23. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST



2020-08-17  
24. ALTON CT FACING NORTH

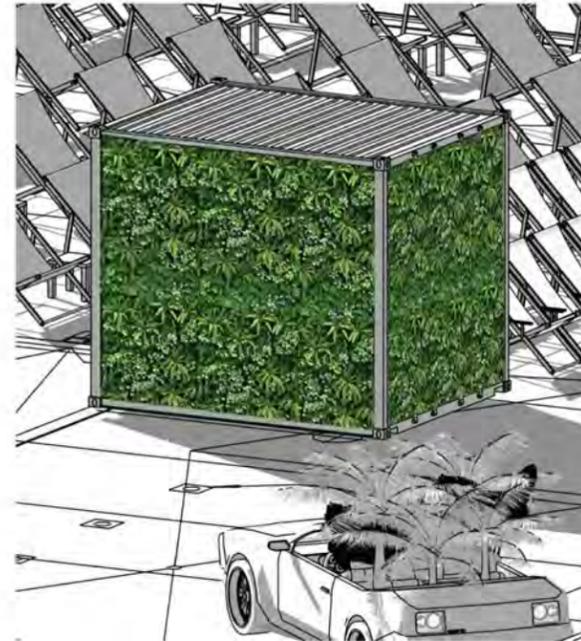
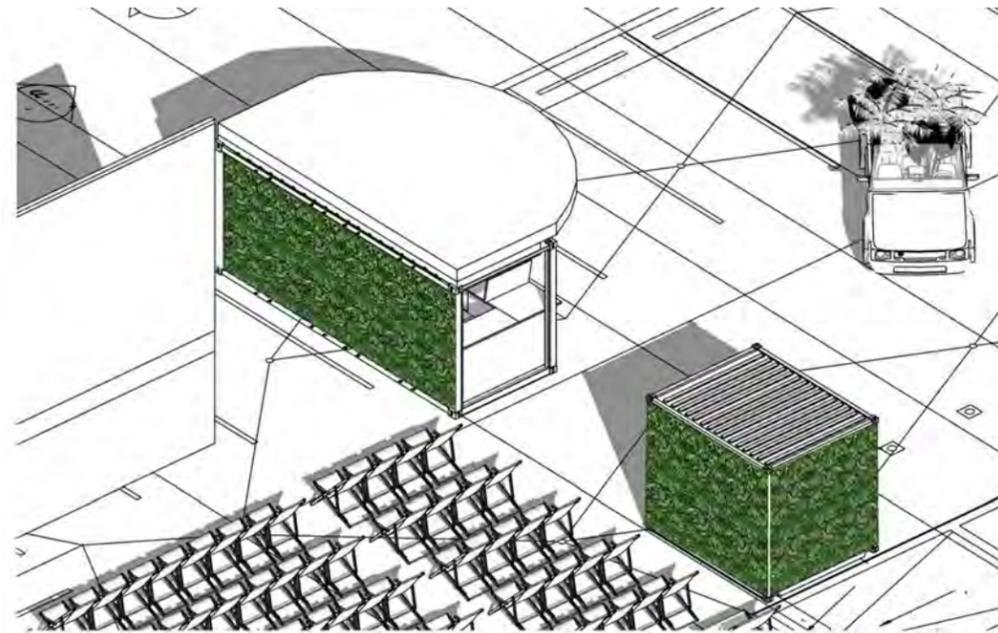
JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE: 3/32" = 1'-0"  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

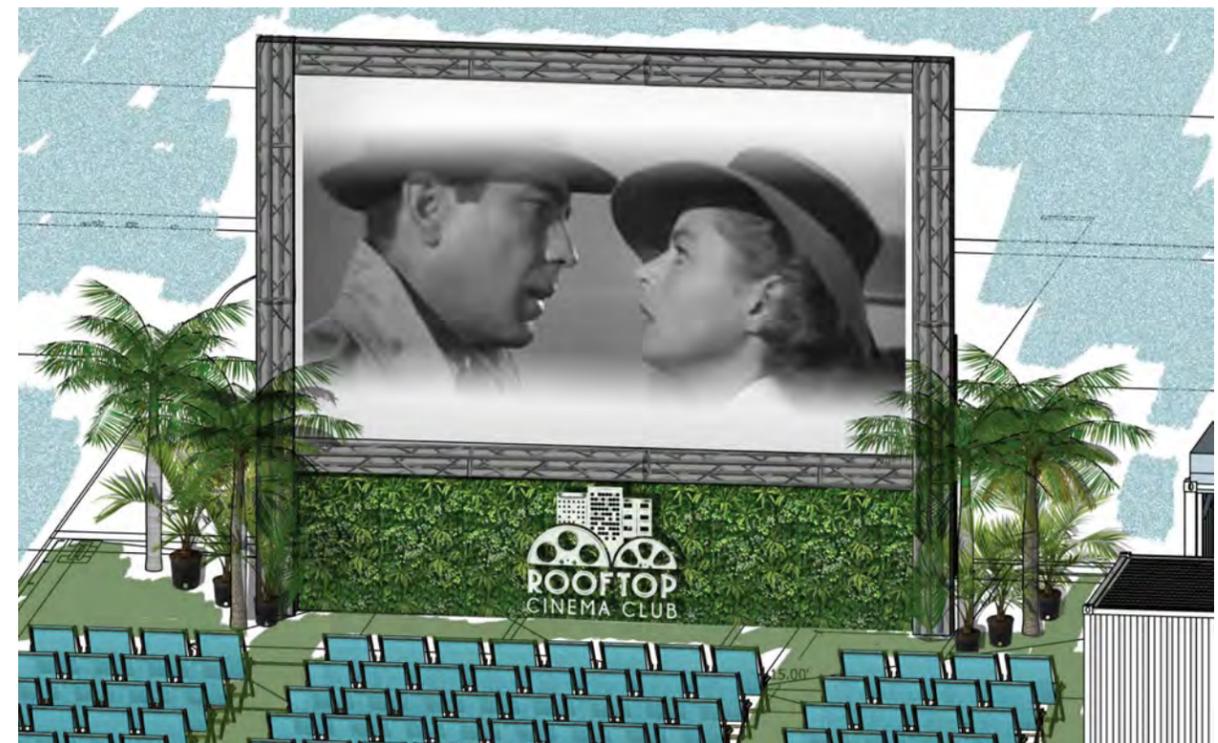


I. LIVE VEGETATION ON MODULAR STRUCTURE STORAGE AND FOOD SERVICE

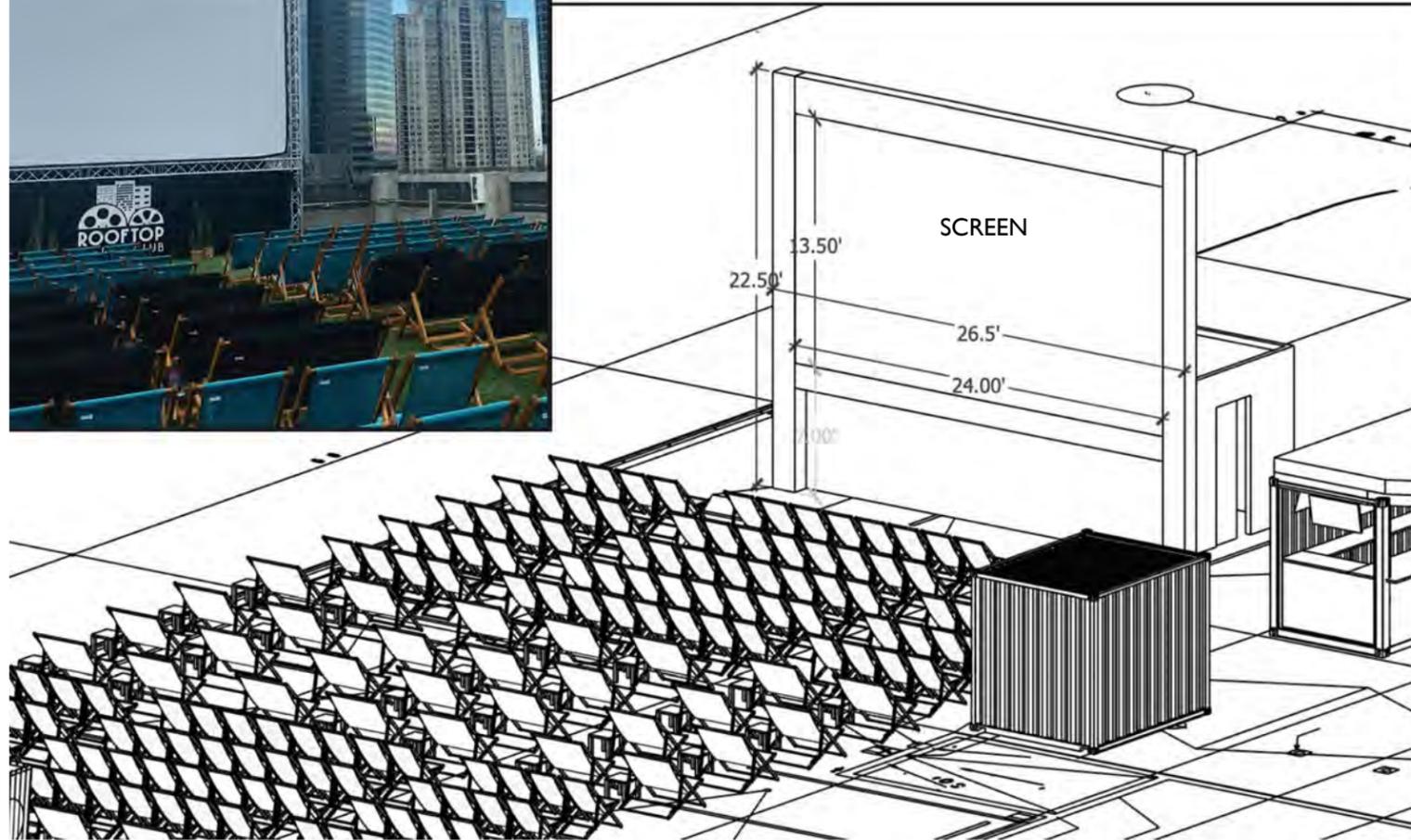
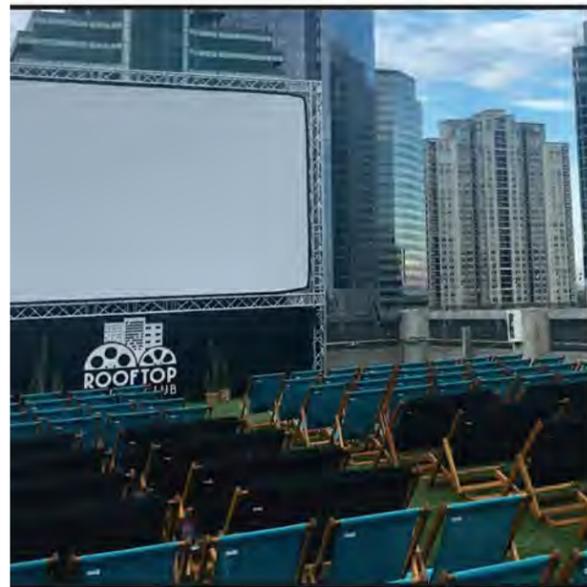
3D VIEWS



2. BAR MODULAR STRUCTURE



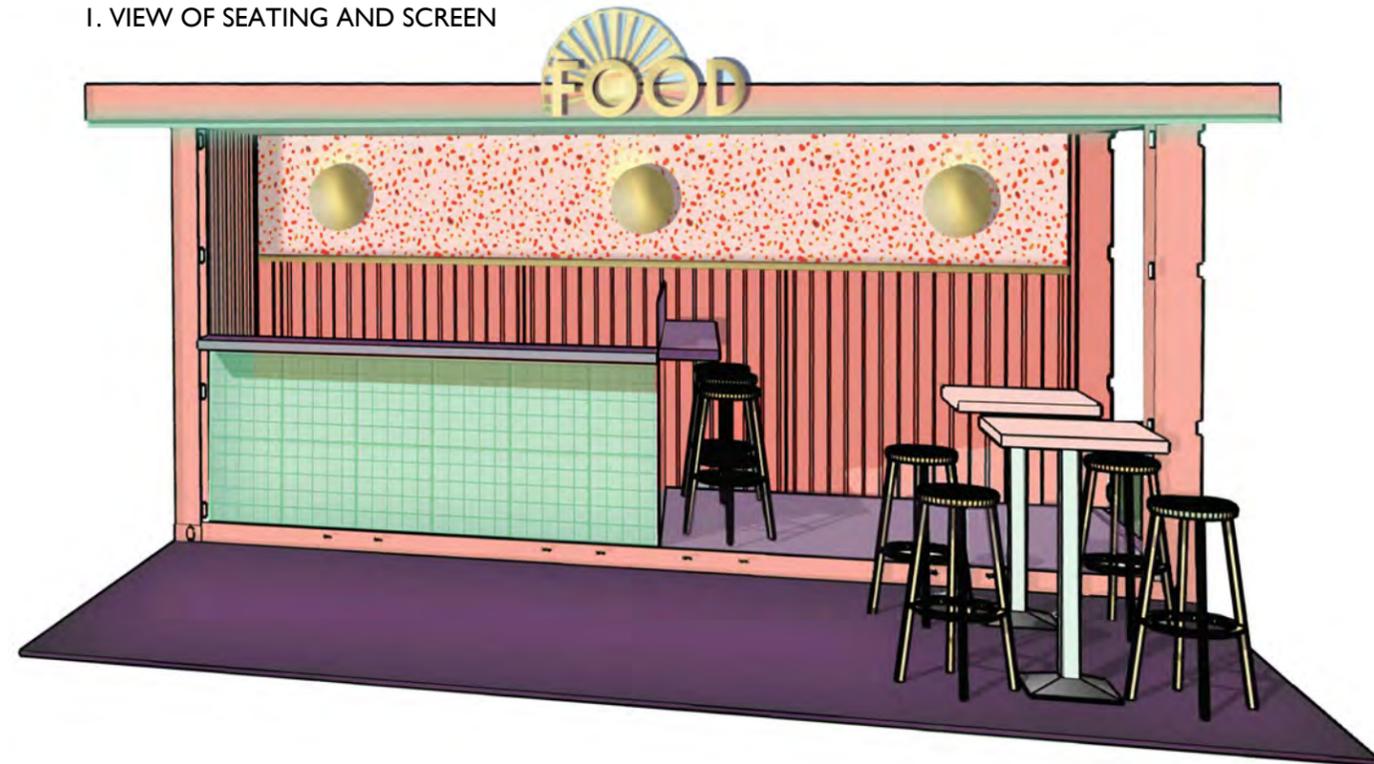
3. VIEW OF SCREEN AND SEATING



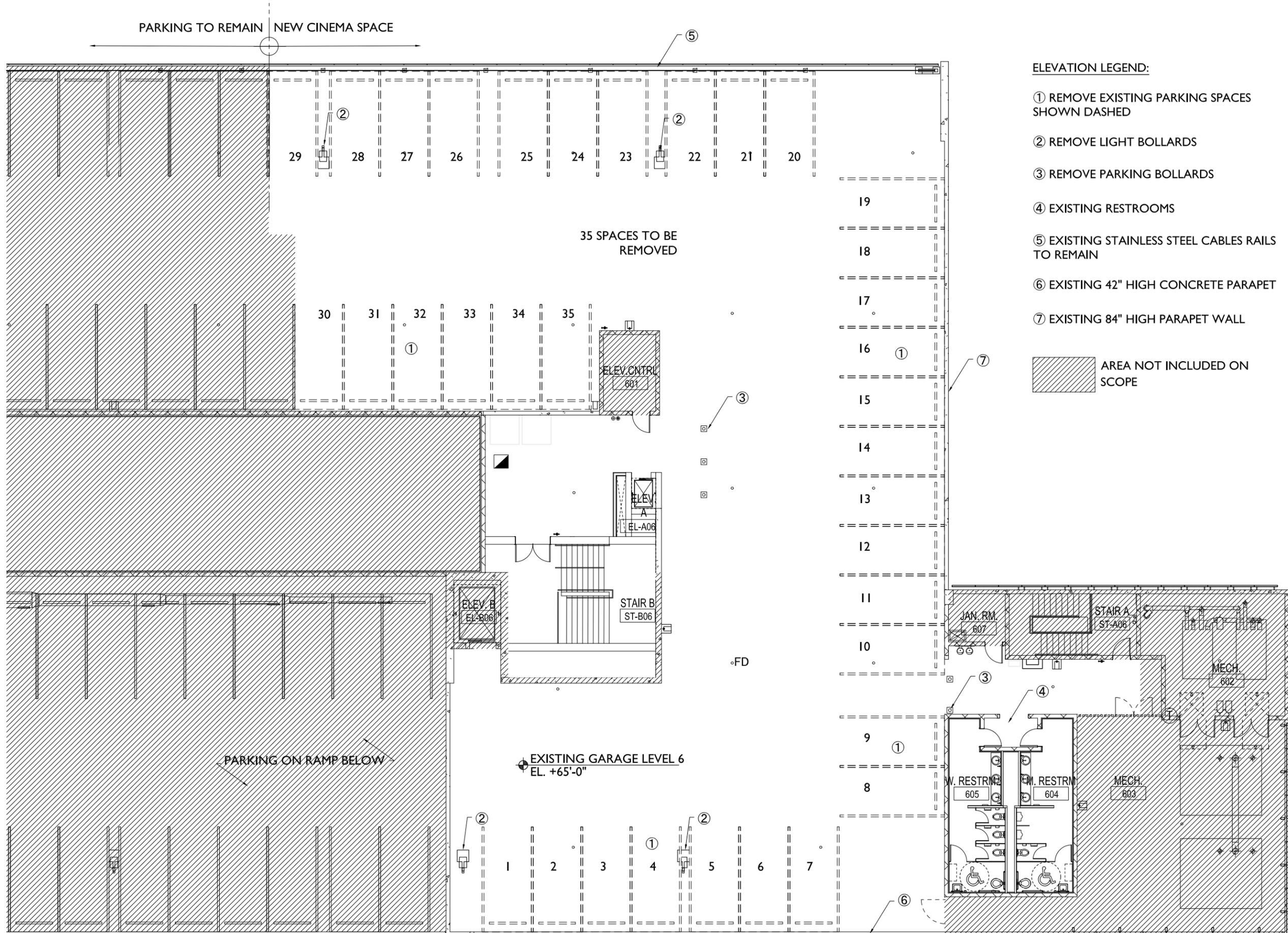
I. VIEW OF SEATING AND SCREEN



2. TICKET BOOTH MODULAR STRUCTURE



3. FOOD SERVICE MODULAR STRUCTURE



FLOOR PLAN LEVEL 6 EXISTING 1/16"=1'-0"

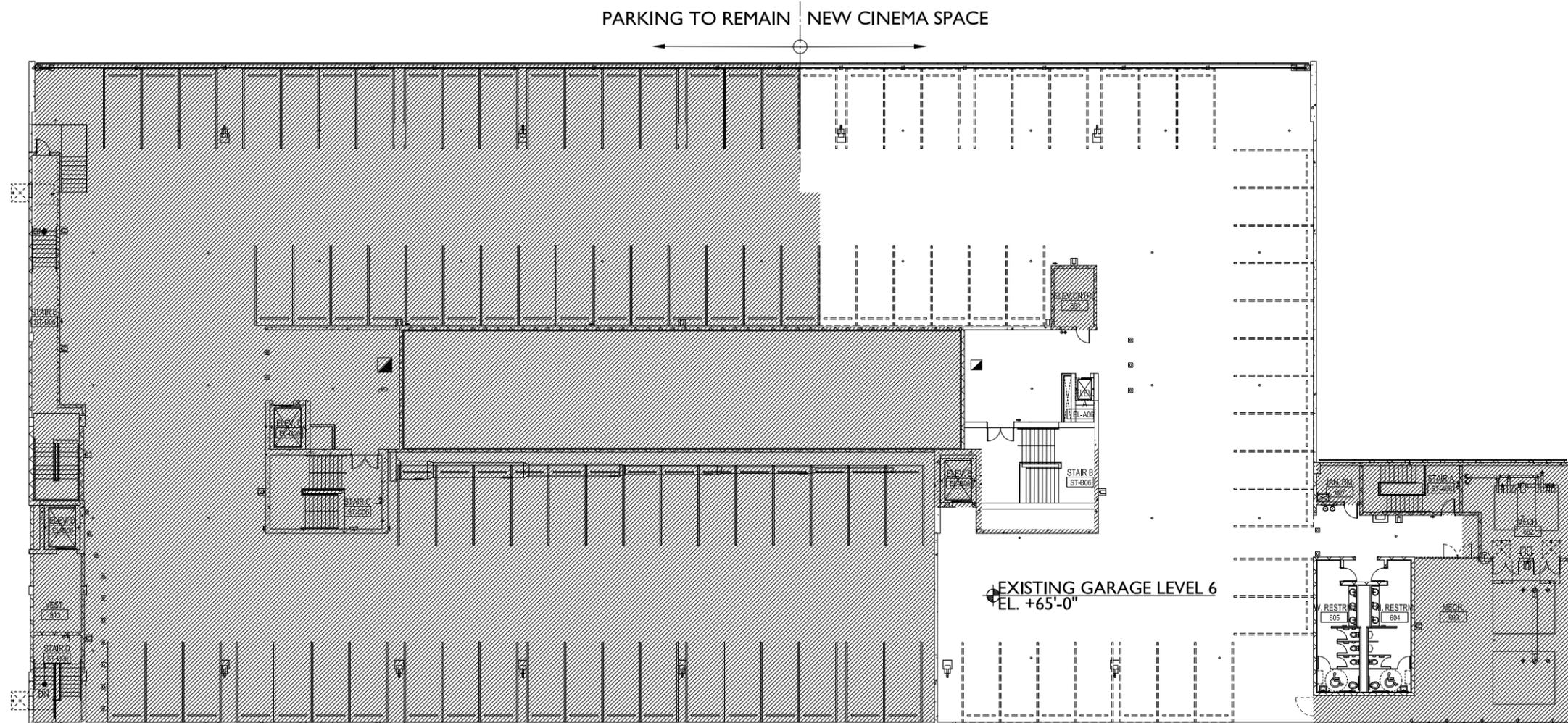


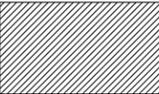


**ROOFTOP  
 CINEMA**

1212 Lincoln Rd  
 Miami Beach, FL 33139

**EXISTING LEVEL 6  
 OVERALL FLOOR  
 PLAN & DEMO**



AREA NOT INCLUDED ON SCOPE 

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. © 2020

SCALE:

CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER





**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

**SITE  
PLAN**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

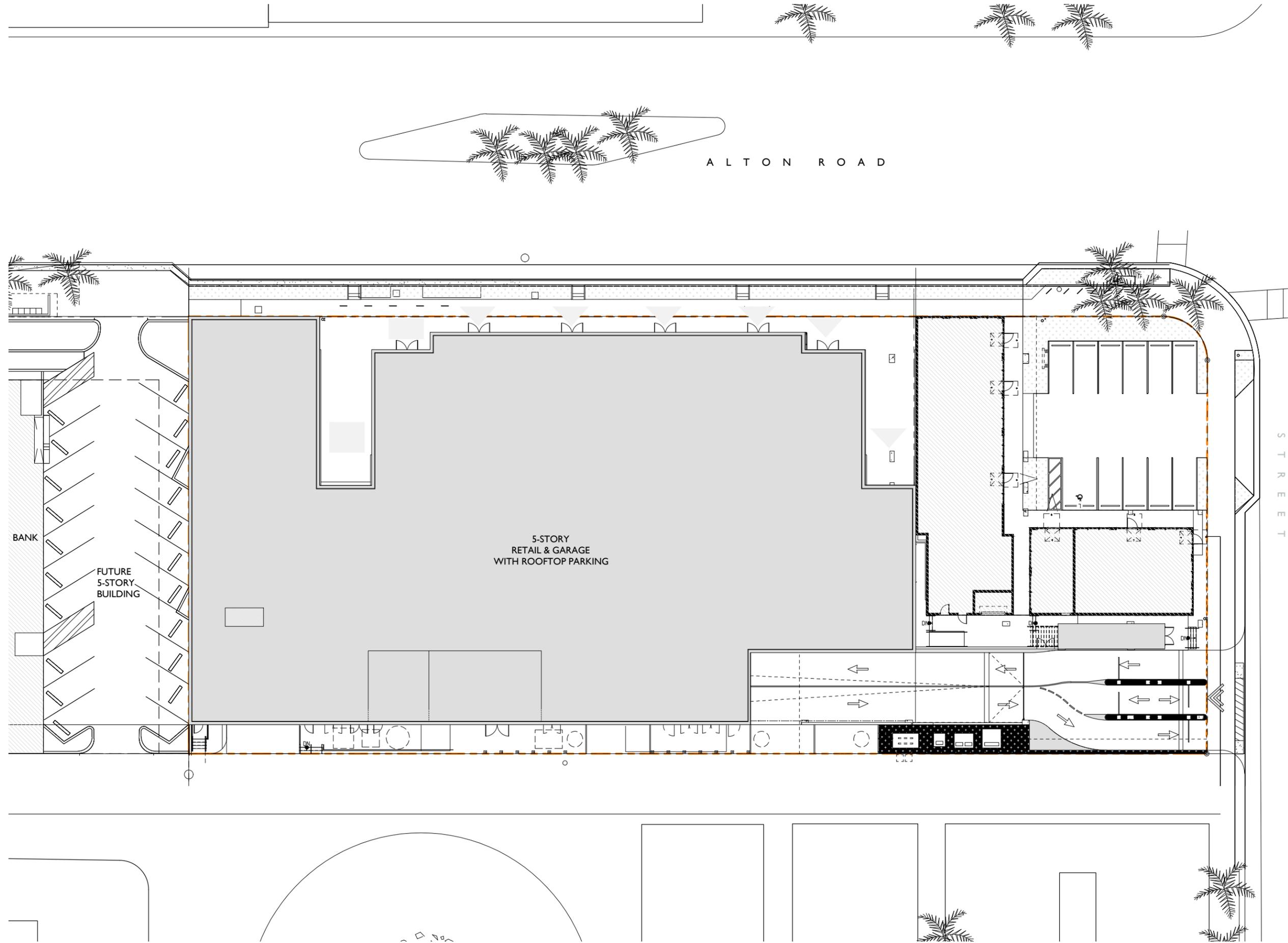
SCALE:

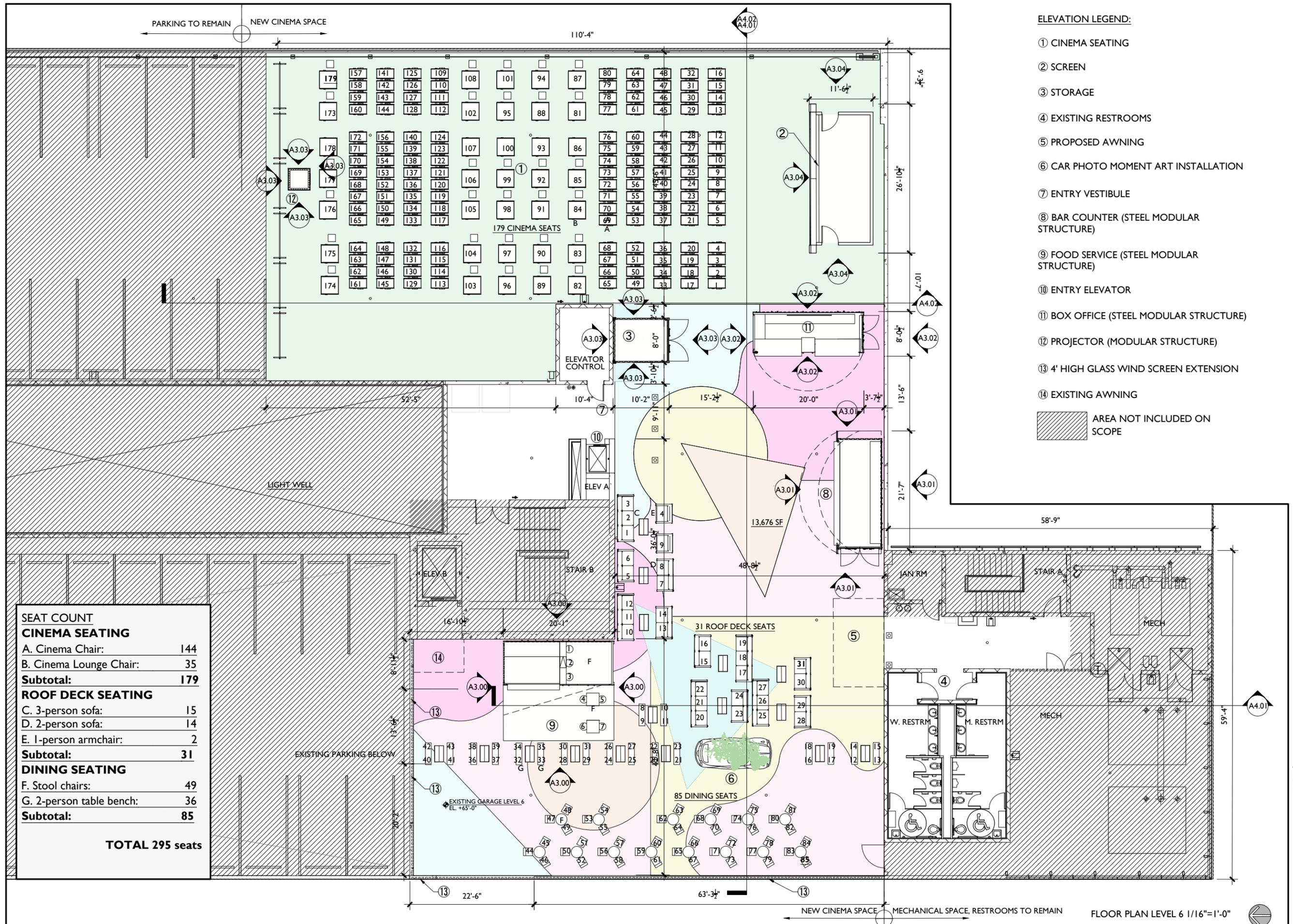
CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER

**A2.00**





ELEVATION LEGEND:

- ① CINEMA SEATING
- ② SCREEN
- ③ STORAGE
- ④ EXISTING RESTROOMS
- ⑤ PROPOSED AWNING
- ⑥ CAR PHOTO MOMENT ART INSTALLATION
- ⑦ ENTRY VESTIBULE
- ⑧ BAR COUNTER (STEEL MODULAR STRUCTURE)
- ⑨ FOOD SERVICE (STEEL MODULAR STRUCTURE)
- ⑩ ENTRY ELEVATOR
- ⑪ BOX OFFICE (STEEL MODULAR STRUCTURE)
- ⑫ PROJECTOR (MODULAR STRUCTURE)
- ⑬ 4' HIGH GLASS WIND SCREEN EXTENSION
- ⑭ EXISTING AWNING

AREA NOT INCLUDED ON SCOPE

SEAT COUNT	
<b>CINEMA SEATING</b>	
A. Cinema Chair:	144
B. Cinema Lounge Chair:	35
<b>Subtotal:</b>	<b>179</b>
<b>ROOF DECK SEATING</b>	
C. 3-person sofa:	15
D. 2-person sofa:	14
E. 1-person armchair:	2
<b>Subtotal:</b>	<b>31</b>
<b>DINING SEATING</b>	
F. Stool chairs:	49
G. 2-person table bench:	36
<b>Subtotal:</b>	<b>85</b>
<b>TOTAL 295 seats</b>	

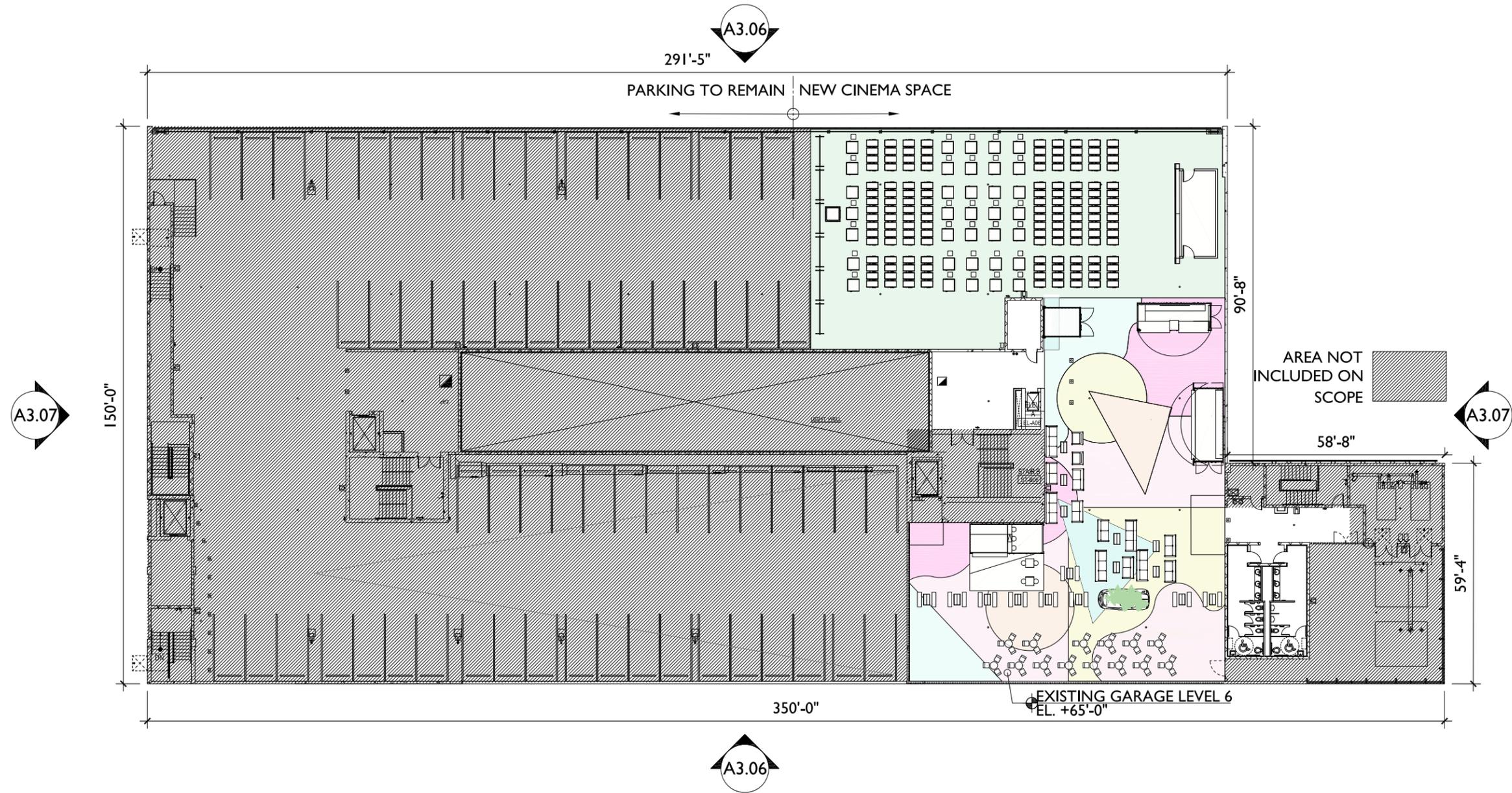


**ROOFTOP  
 CINEMA**

1212 Lincoln Rd  
 Miami Beach, FL 33139

DRAWING:

**PROPOSED LEVEL  
 6 OVERALL  
 FLOOR PLAN**



JENNIFER MCCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. © 2020

SCALE: 1/32" = 1'-0"

CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER

**A2.06 B**



**Rooftop Cinema**

*Food and Cinema Area*

Function of Space	Area	Occupant Load Factor	Occupancy
Roof Deck	2,018 SF	15 net	135
Exterior Dining Area within the Property	2,836 SF	15 net	190
Bar	18'-9"	18 inches	13
Cinema seating	3,428 SF	15 net	229
Box office	80 SF	60 gross	2
<b>Subtotal</b>			<b>569</b>

*Back of House*

Storage	80 SF	300 gross	1
Kitchen	159 SF	200 gross	1
Back Bar	107 SF	100 gross	2
Movie Screen	275 SF	300 gross	1
<b>Subtotal</b>			<b>5</b>
<b>TOTAL</b>			<b>574</b>

EGRESS WIDTH

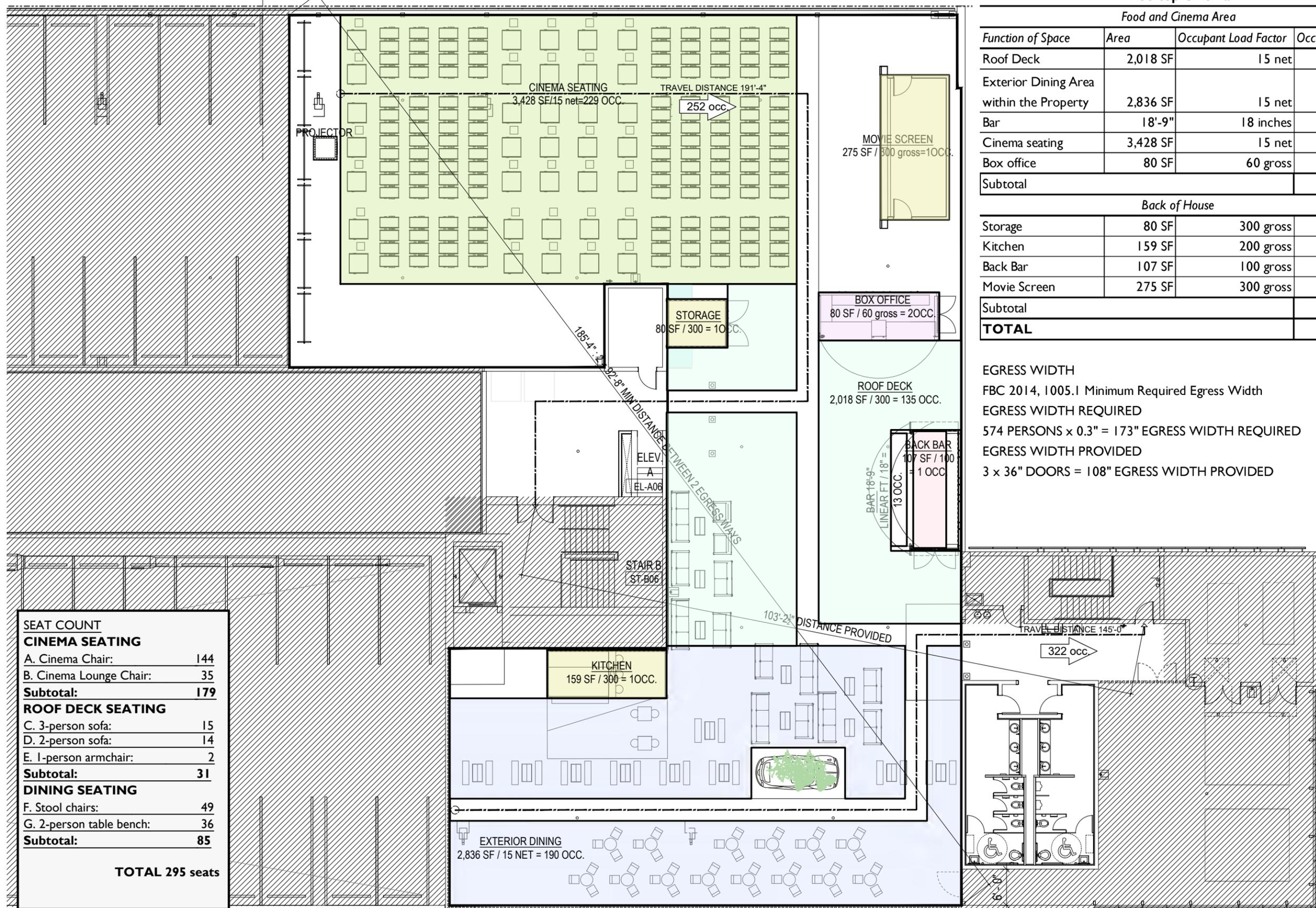
FBC 2014, 1005.1 Minimum Required Egress Width

EGRESS WIDTH REQUIRED

574 PERSONS x 0.3" = 173" EGRESS WIDTH REQUIRED

EGRESS WIDTH PROVIDED

3 x 36" DOORS = 108" EGRESS WIDTH PROVIDED



SEAT COUNT	
<b>CINEMA SEATING</b>	
A. Cinema Chair:	144
B. Cinema Lounge Chair:	35
<b>Subtotal:</b>	<b>179</b>
<b>ROOF DECK SEATING</b>	
C. 3-person sofa:	15
D. 2-person sofa:	14
E. 1-person armchair:	2
<b>Subtotal:</b>	<b>31</b>
<b>DINING SEATING</b>	
F. Stool chairs:	49
G. 2-person table bench:	36
<b>Subtotal:</b>	<b>85</b>
<b>TOTAL 295 seats</b>	

PROJECT:



**ROOFTOP  
 CINEMA**

1212 Lincoln Rd  
 Miami Beach, FL 33139

DRAWING:

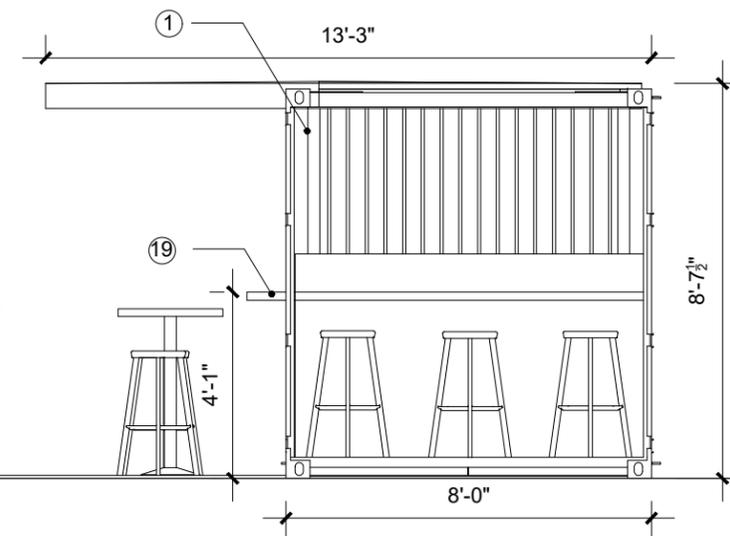
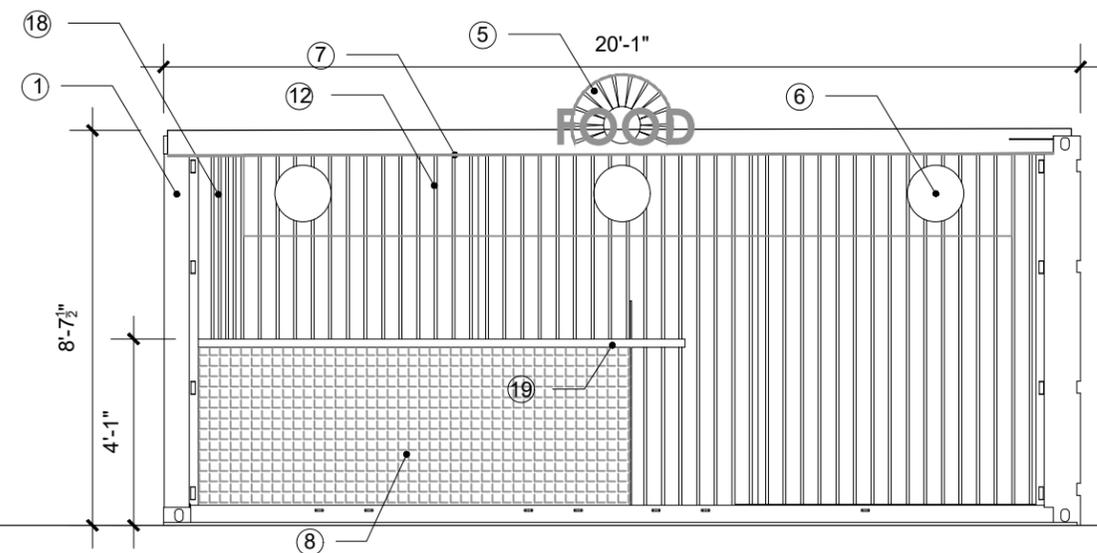
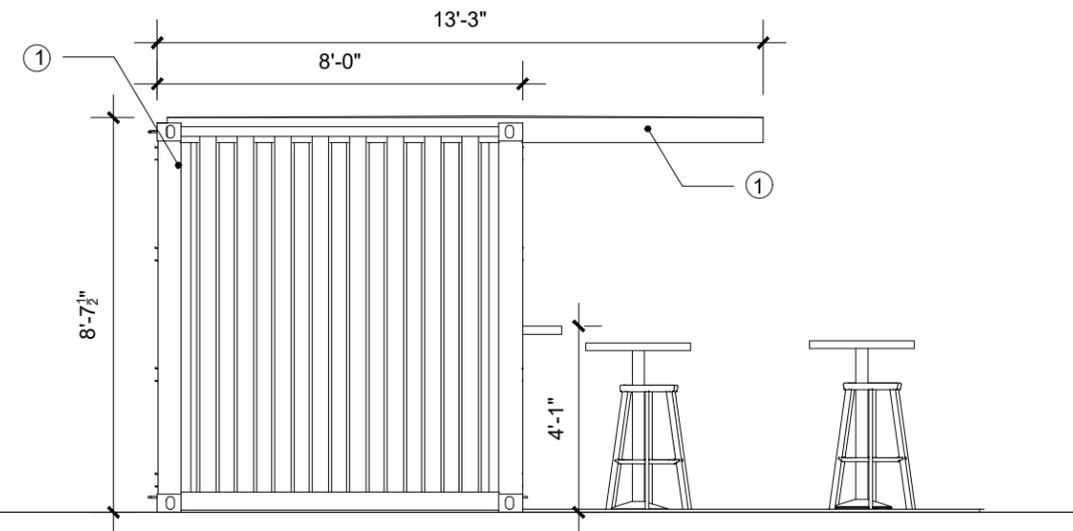
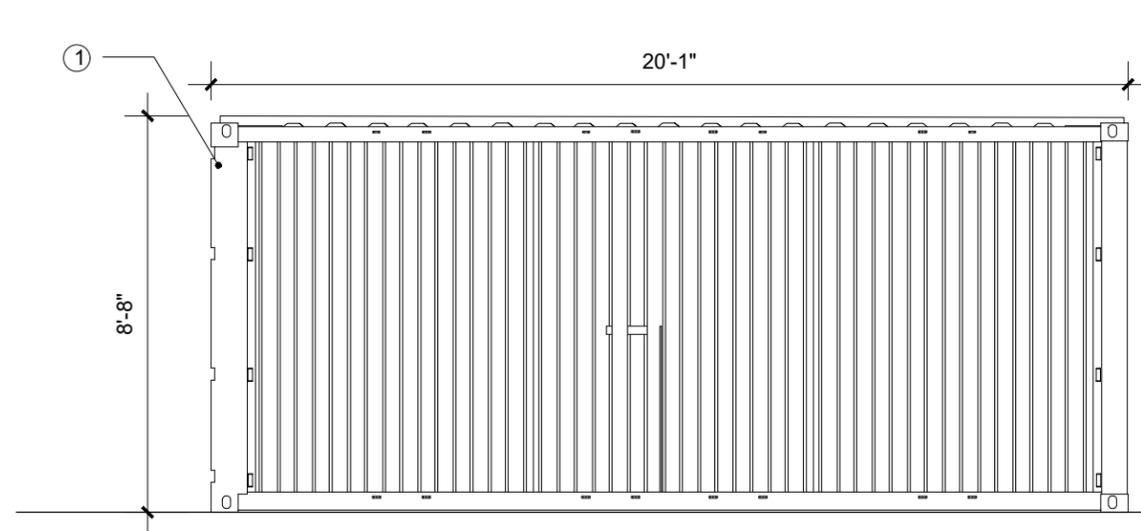
**ELEVATIONS-  
 FOOD SERVICE  
 MODULAR  
 STRUCTURE**

**ELEVATION LEGEND:**

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE
- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT

- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP



JENNIFER McCONNERY FLORIDA LIC# AR93044  
 ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2020

SCALE: 1/8" = 1'-0"  
 CHECK: JMcG  
 DATE: 09/21/2020  
 SHEET NUMBER

**A3.00**

ELEVATION BAR 1/4" = 1'-0"



**ROOFTOP  
 CINEMA**

1212 Lincoln Rd  
 Miami Beach, FL 33139

DRAWING:

**ELEVATION-  
 BAR SERVICE  
 MODULAR  
 STRUCTURE**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2020

SCALE: 1/4" = 1'-0"

CHECK: JMcG

DATE: 09/21/2020

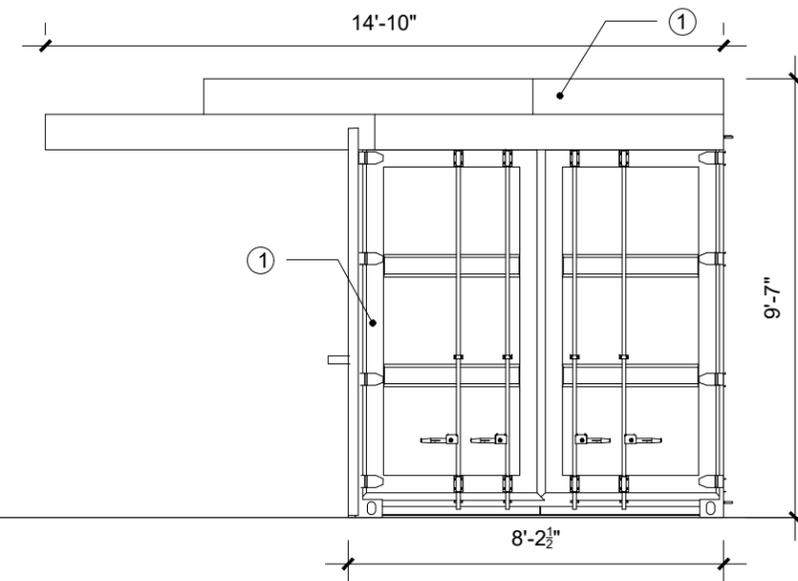
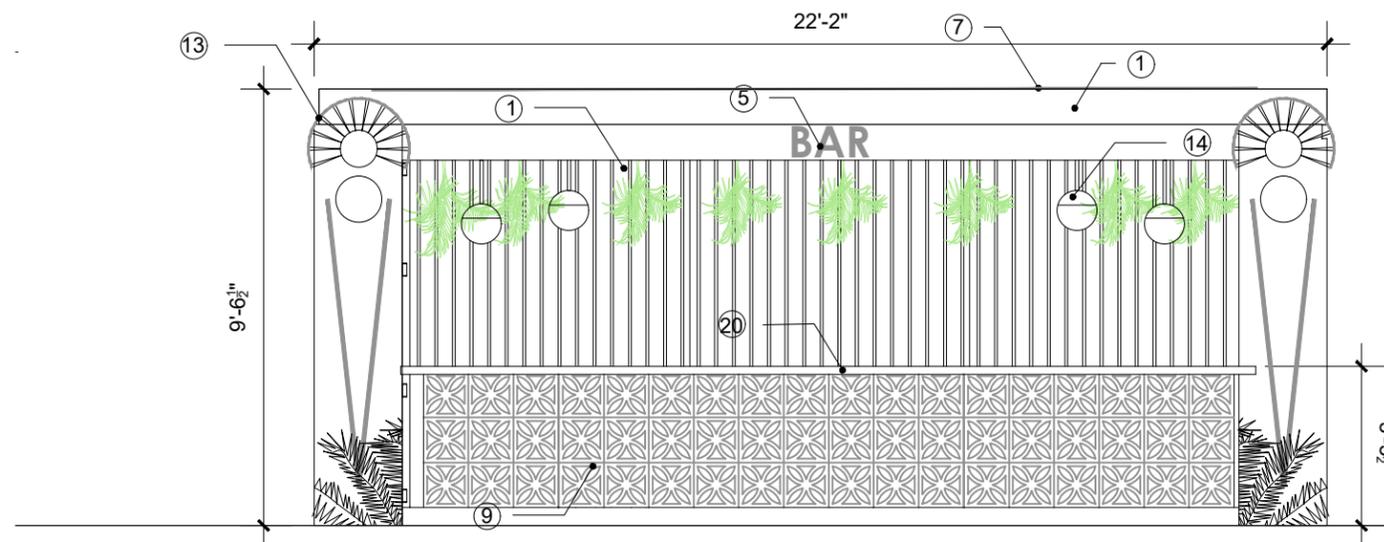
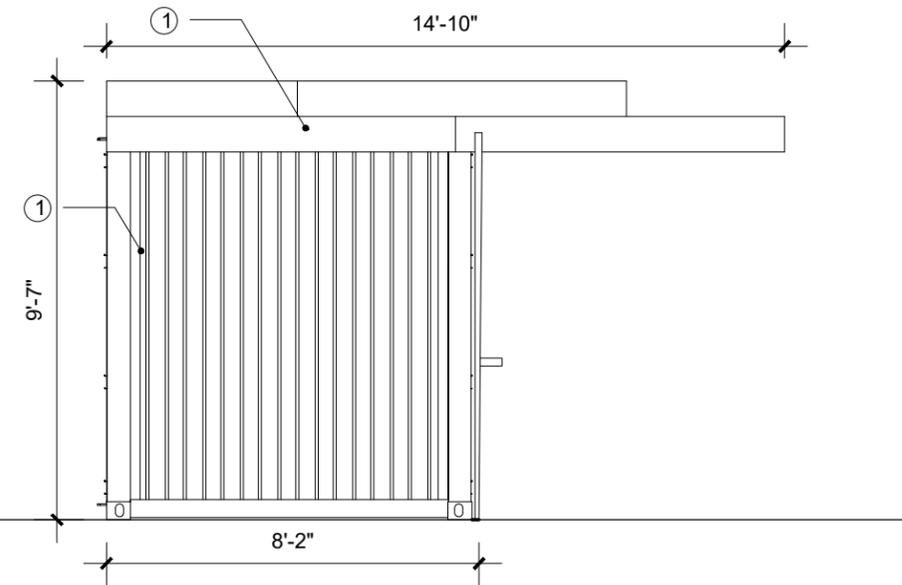
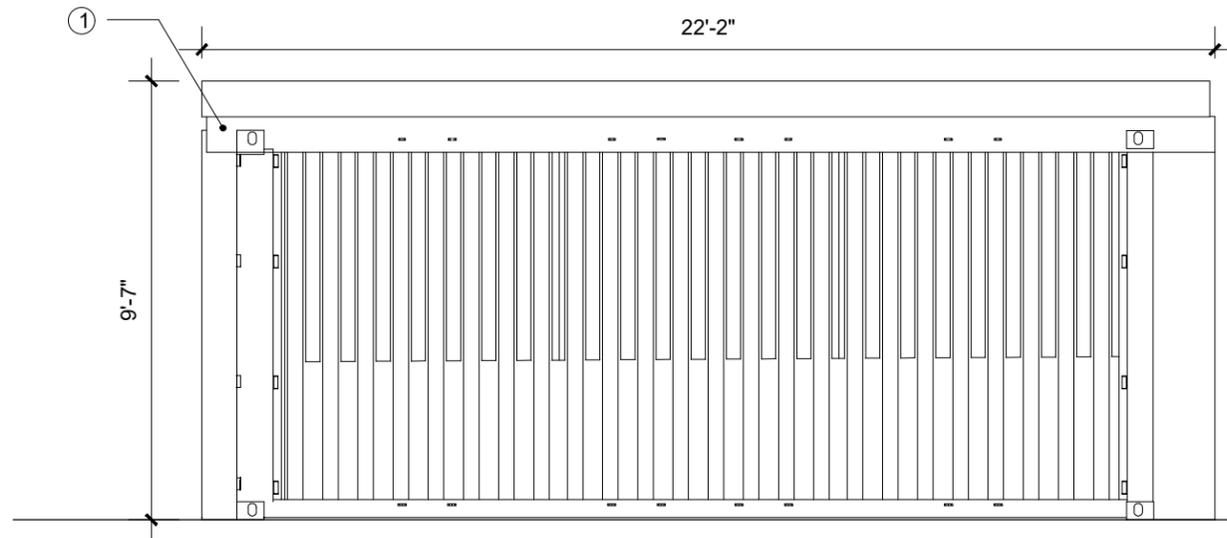
SHEET NUMBER

**ELEVATION LEGEND:**

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE
- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT

- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP



ELEVATION 1/4" = 1'-0"

PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

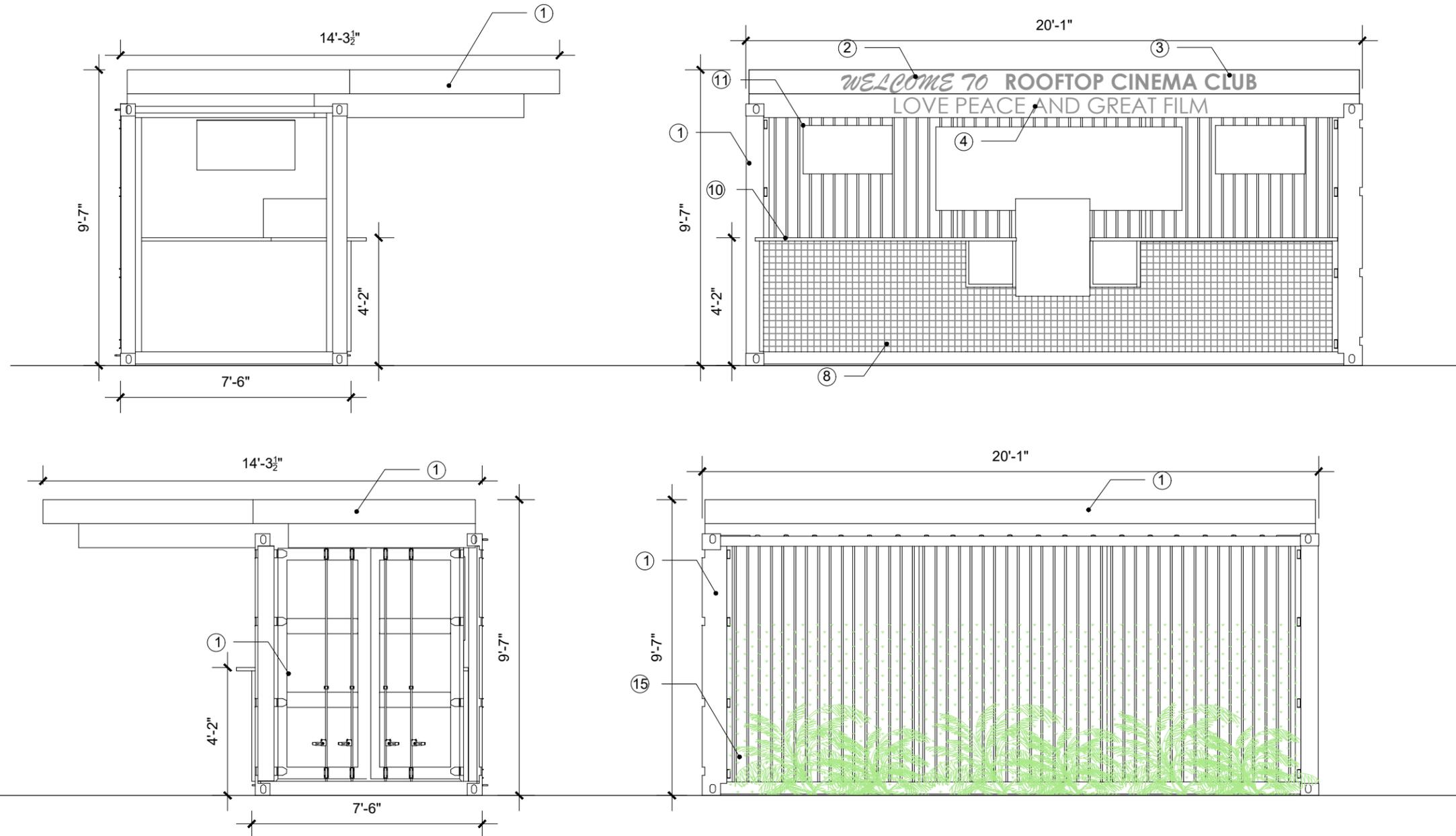
ELEVATIONS-  
TICKET BOOTH  
MODULAR  
STRUCTURE

**ELEVATION LEGEND:**

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE
- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT

- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP



JENNIFER McCONNERY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (c) 2020

SCALE: 1/4" = 1'-0"  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER

**A3.02**

ELEVATION 1/4" = 1'-0"

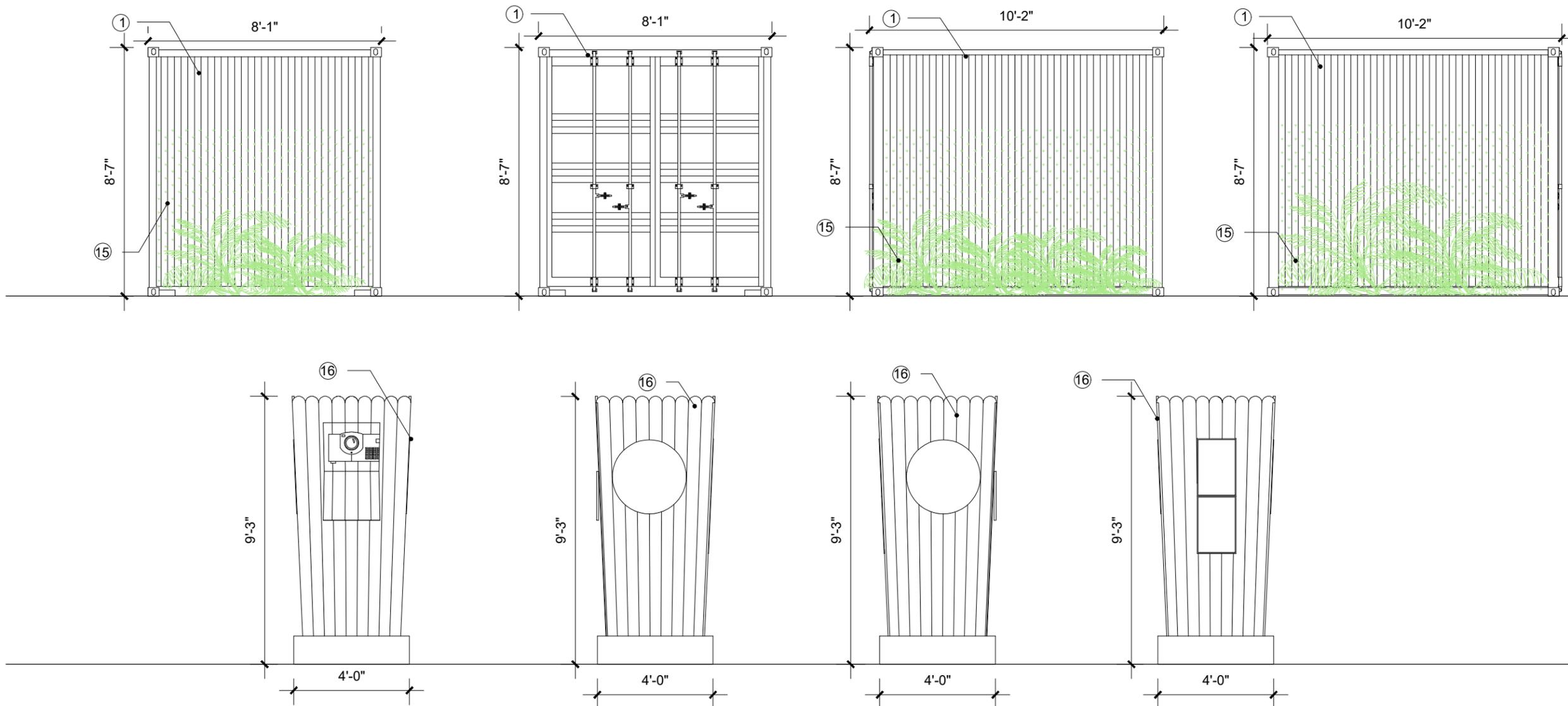


**ELEVATION LEGEND:**

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE
- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT

- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP



JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF STUDIO MCG ARCHITECTURE, INC. (c) 2020

SCALE: 1/4" = 1'-0"

CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER

PROJECT:



**ROOFTOP  
 CINEMA**

1212 Lincoln Rd  
 Miami Beach, FL 33139

DRAWING:

**ELEVATIONS-  
 SCREEN AND  
 STORAGE**

JENNIFER McCONNAY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2020

SCALE: 1/16" = 1'-0"

CHECK: JMcG

DATE: 09/21/2020

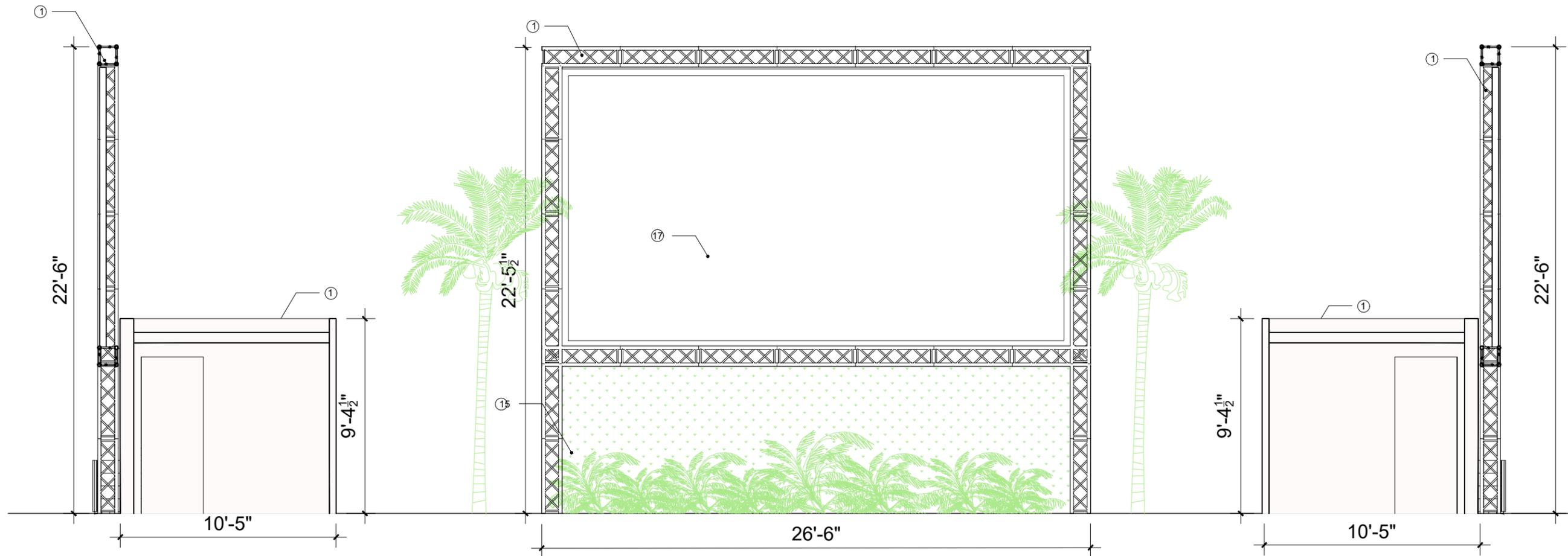
SHEET NUMBER

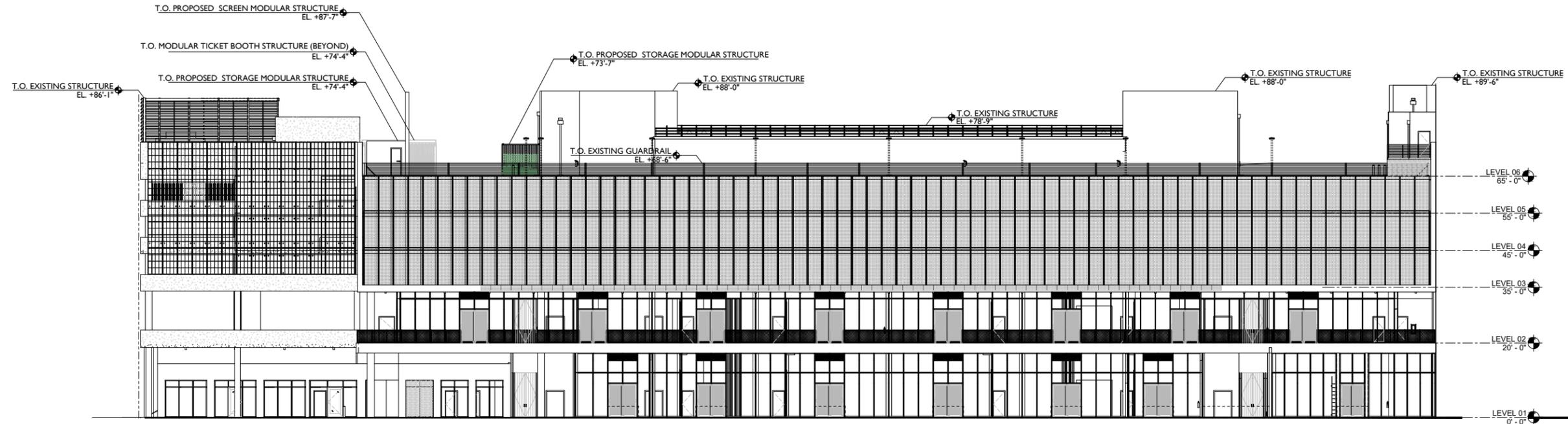
**ELEVATION LEGEND:**

- ① CORTEN STEEL PRIMED AND PAINTED
- ② SIGN: RETRO LIGHTING, BULB-LIT, BENT METAL FRAME, POWDER COATED IN PURPLE. ROOFTOP FONT
- ③ SIGN: METAL FRAME, POWDER COATED IN DARK PURPLE WITH INTERNAL PURPLE NEON / LED. ROOFTOP FONT
- ④ SIGN: 3D CUT LETTER, PURPLE FINISH. ROOFTOP FONT
- ⑤ SIGN: 3D CUT GOLD LETTER. RELIEF FAN DETAIL WHERE SHOWN
- ⑥ ROUND GOLD WALL SCONCE
- ⑦ NEON / LED LIGHT STRIP
- ⑧ CERAMIC TILED FRONT

- ⑨ DECORATIVE CONCRETE BRICKS, PAINTED FINISH
- ⑩ BLACK MARBLE EFFECT LAMINATE COUNTERTOP WITH LED STRIP LIGHT
- ⑪ BACKLIT GOLDEN CASE BOX SCREEN
- ⑫ TERRAZO EFFECT TILES/PATTERN WITH GOLD BEADING DETAIL
- ⑬ 3D GOLD FAN DETAIL WITH EMBOSSED OR RELIEF PALM LEAF PATTERN
- ⑭ WARM WHITE GLOBE PENDANT LAMPS
- ⑮ REAL FOLIAGE COVER
- ⑯ WOOD-CLAD ENCLOSURE
- ⑰ SCREEN
- ⑱ METAL ACCORDION ENCLOSURE

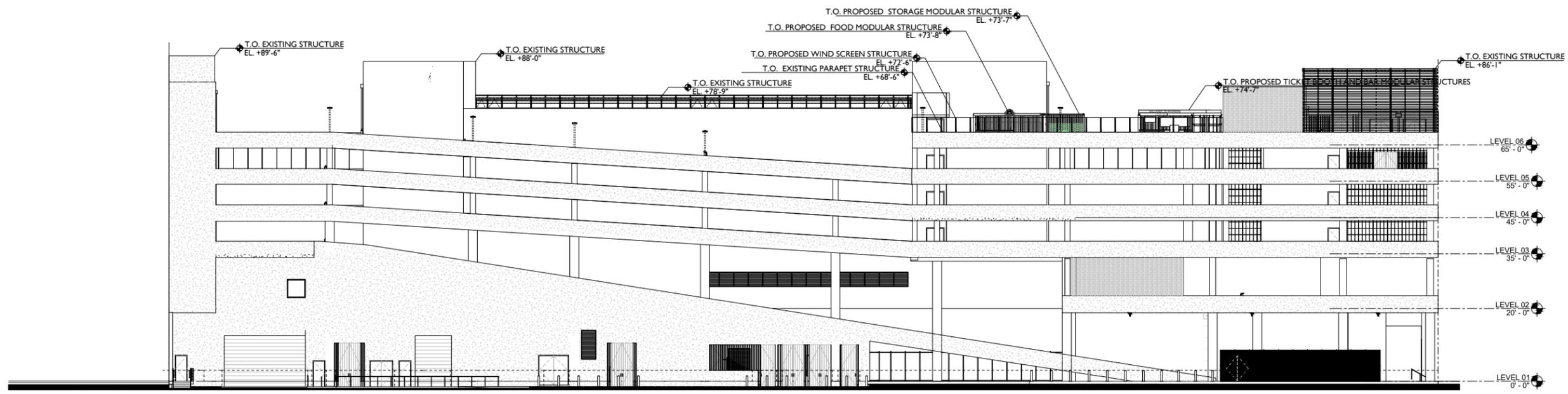
- ⑲ TERRAZZO EFFECT TILED COUNTERTOP
- ⑳ STAINED CHEVRON WOOD PATTERN COUNTERTOP





ALTON ROAD

ELEVATION OVERALL- EAST | 1/32" = 1'-0"



ALLEY

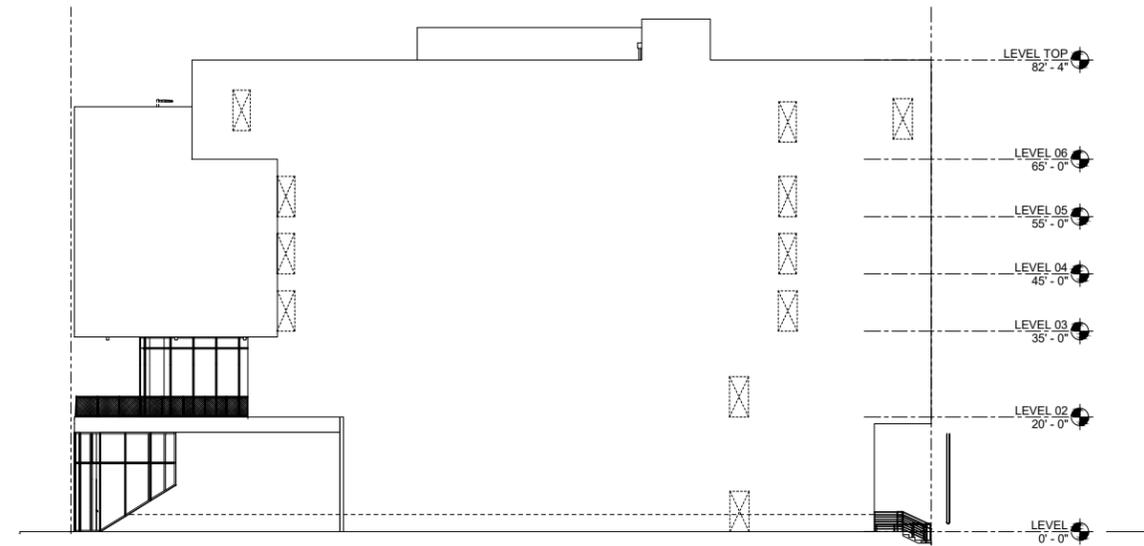
ELEVATION OVERALL- WEST | 1/32" = 1'-0"



**ROOFTOP  
 CINEMA**

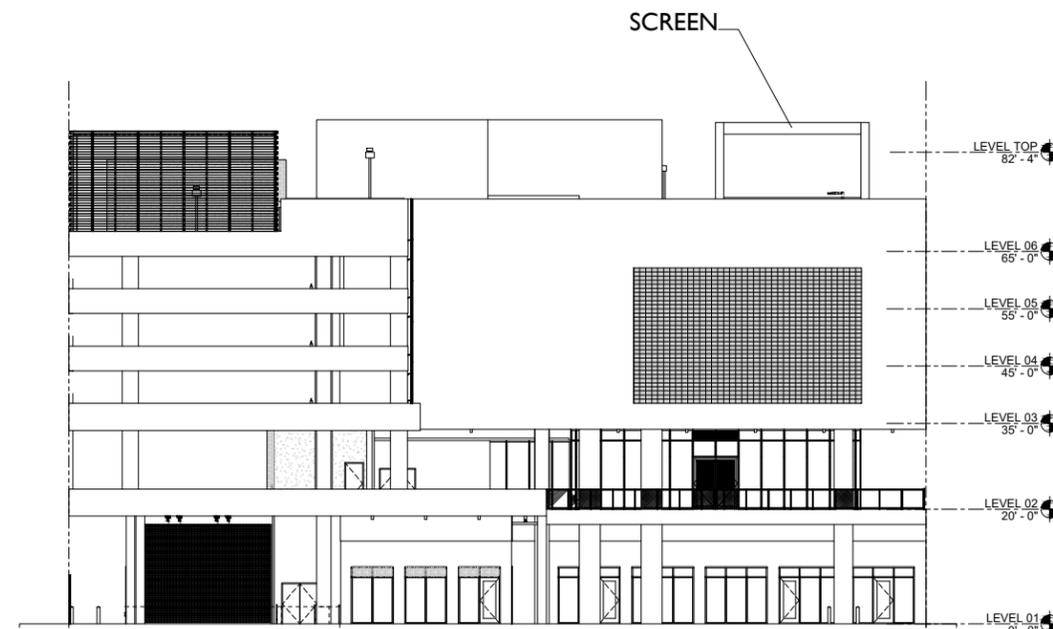
1212 Lincoln Rd  
 Miami Beach, FL 33139

**OVERALL  
 ELEVATIONS**



PARKING

NORTH ELEVATION -  $\frac{1}{32}'' = 1'-0''$



16TH STREET

SOUTH ELEVATION -  $\frac{1}{32}'' = 1'-0''$

JENNIFER McCONNAY FLORIDA LIC# AR93044

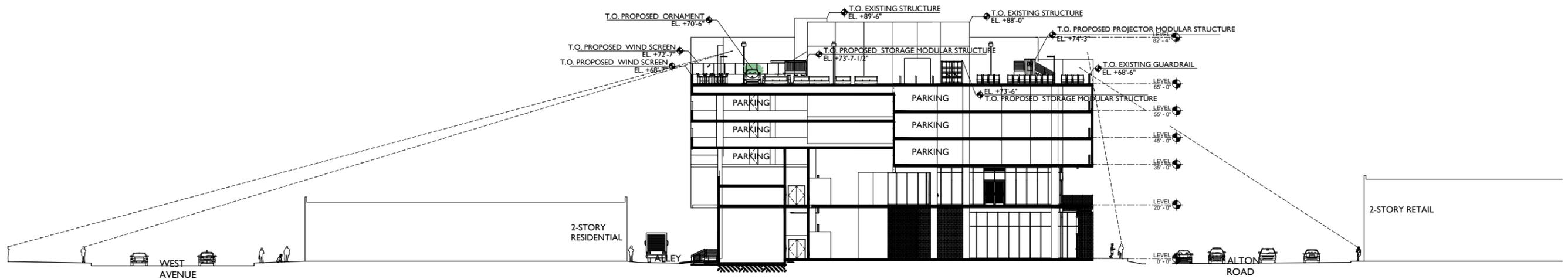
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
 WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
 NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
 THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
 ARCHITECTURE, INC. (c) 2020

SCALE:  $\frac{1}{16}'' = 1'-0''$

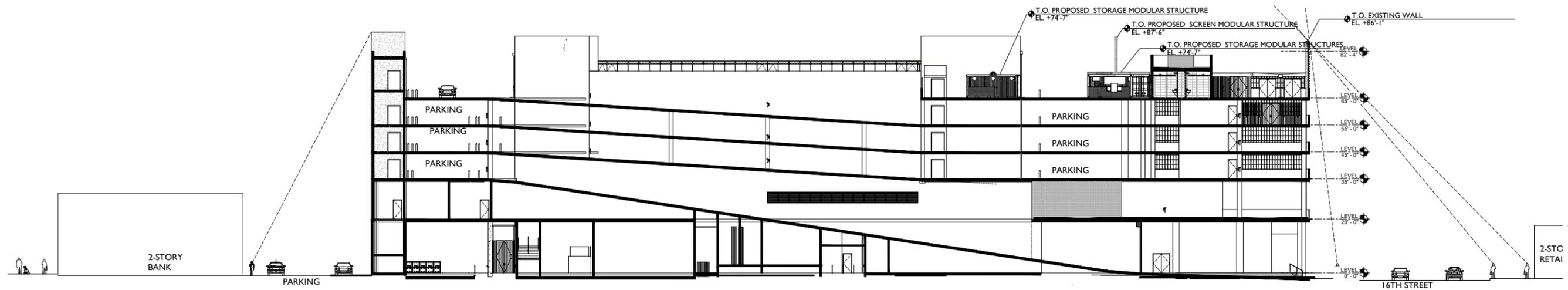
CHECK: JMcG

DATE: 09/21/2020

SHEET NUMBER



1. SECTION FACING NORTH SHOWING LINES OF SIGHT 1" = 40'-0"



2. SECTION FACING WEST SHOWING LINES OF SIGHT 1" = 40'-0"

JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

SCALE: 1/4" = 1'-0"

CHECK: JMcG

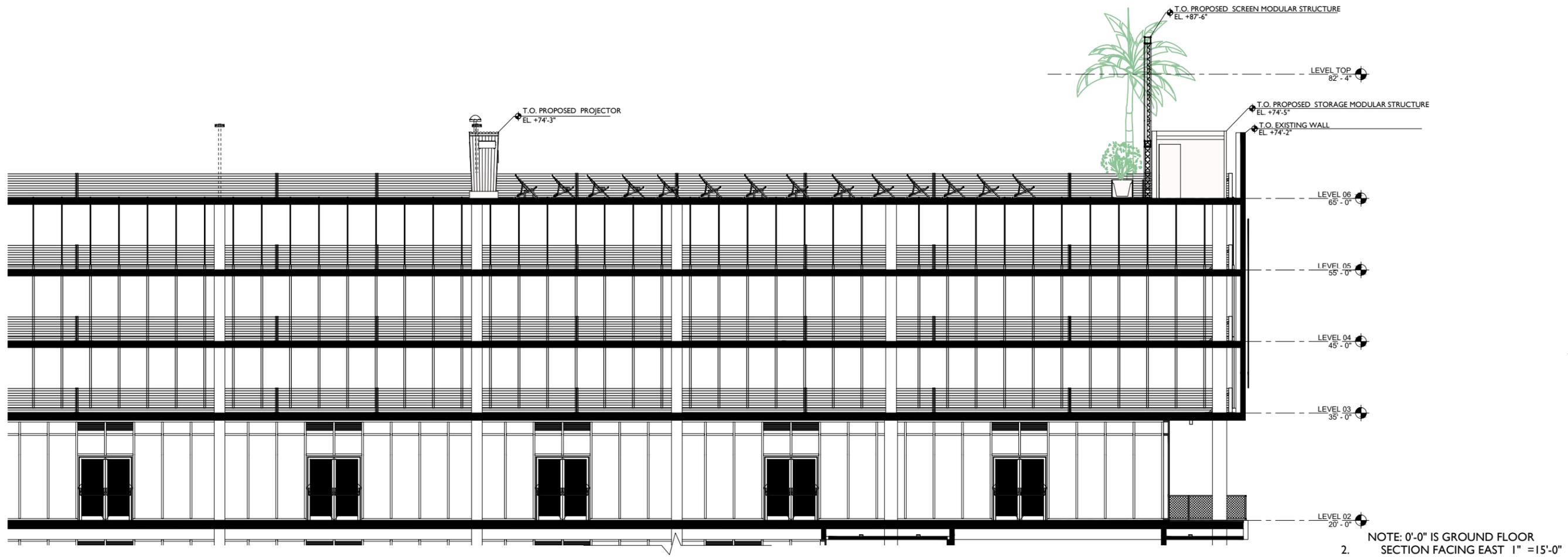
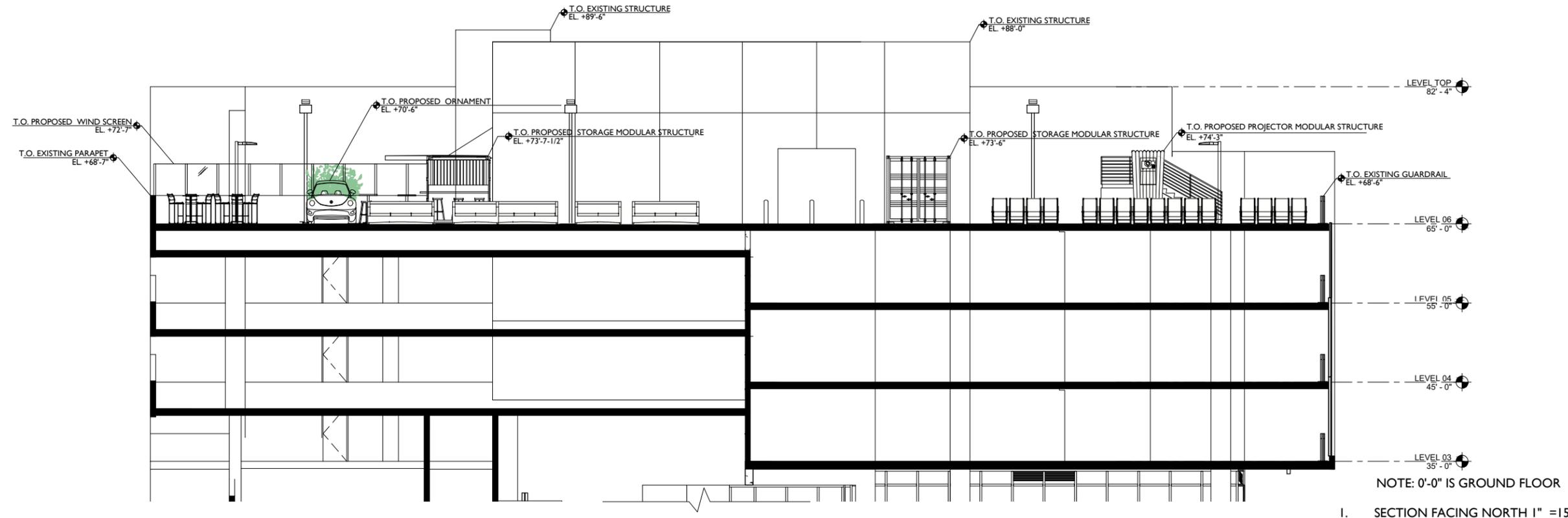
DATE: 09/21/2020

SHEET NUMBER



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139



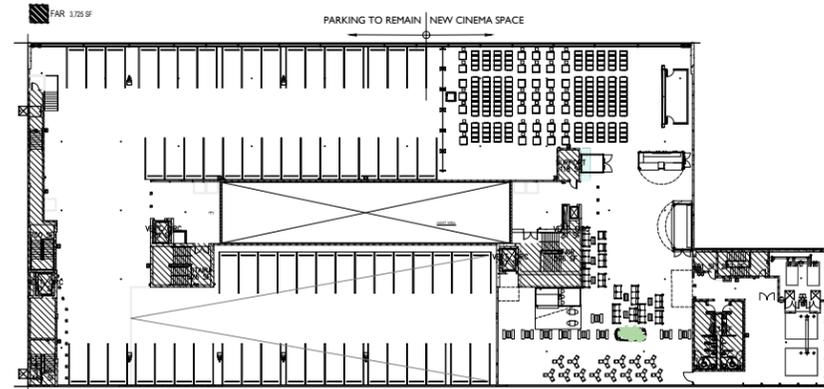
SECTIONS

JENNIFER McCONNAY FLORIDA LIC# AR93044  
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED  
WORK OF STUDIO MCG ARCHITECTURE, INC. AND MAY  
NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT  
THE EXPRESS WRITTEN CONSENT OF STUDIO MCG  
ARCHITECTURE, INC. (c) 2020

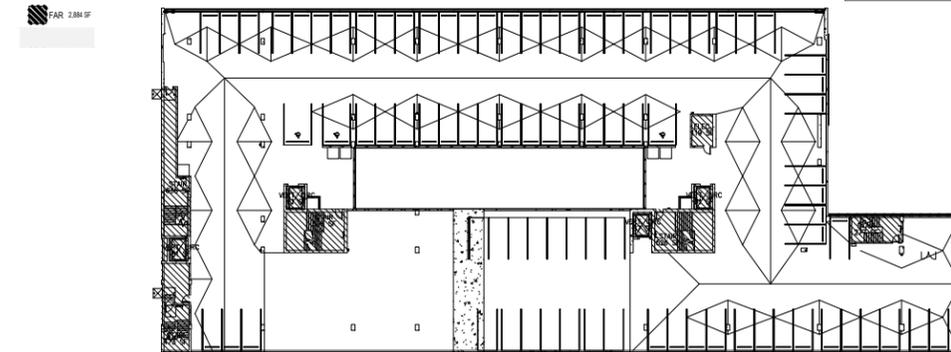
SCALE:  
CHECK: JMcG  
DATE: 09/21/2020  
SHEET NUMBER



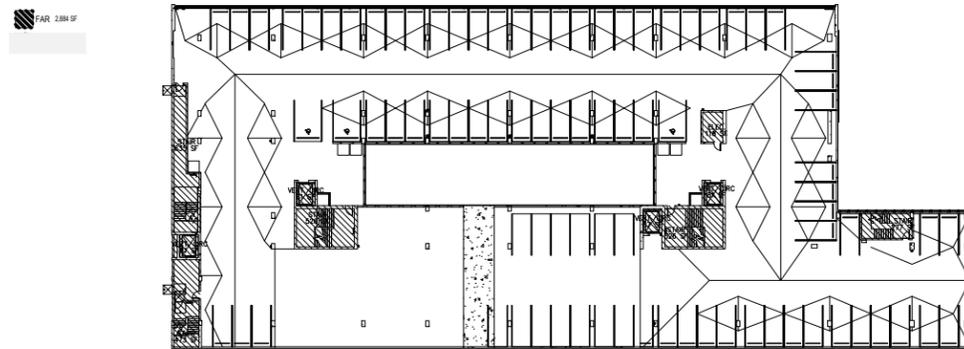
FAR	
Level	AREAS
LEVEL 01	39,968 SF
LEVEL 02	32,701 SF
LEVEL 03	3,230 SF
LEVEL 04	2,884 SF
LEVEL 05	2,884 SF
LEVEL 06	3,725 SF
	85,393 SF



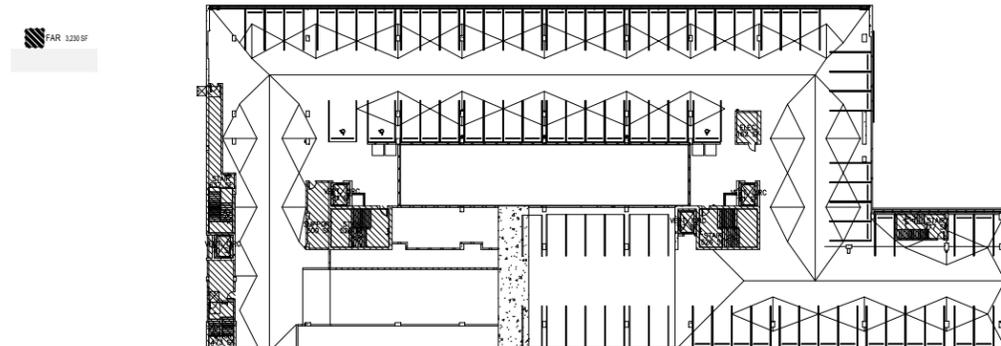
FAR 6TH LEVEL FLOOR PLAN DIAGRAM (PROPOSED) 1"=80'-0"



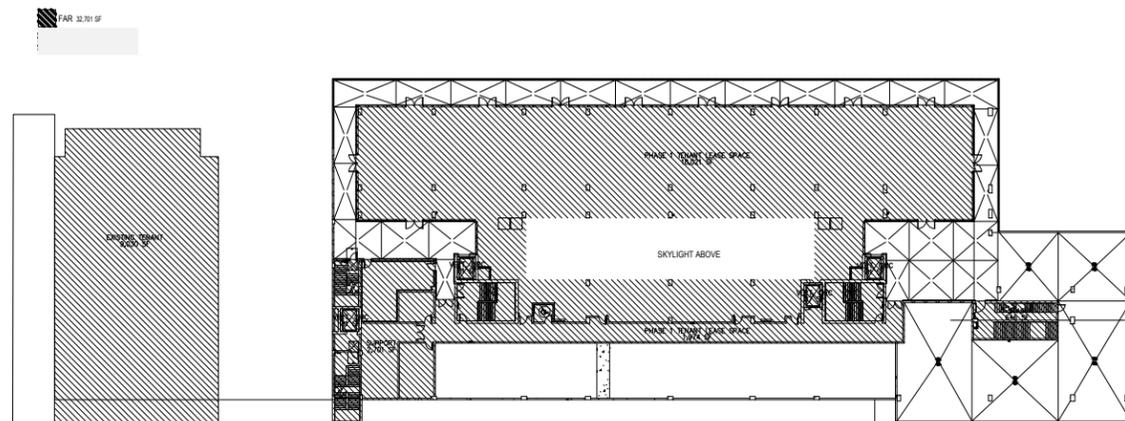
FAR 5TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



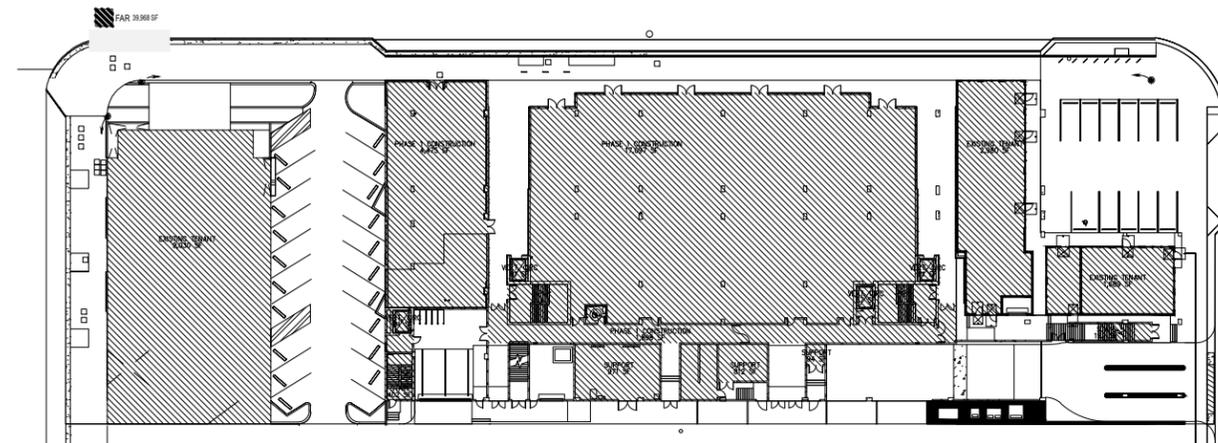
FAR 4TH LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



FAR 3RD LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



FAR 2ND LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"



FAR GROUND LEVEL FLOOR PLAN DIAGRAM (EXISTING) 1"=80'-0"